

# LANDPORT COMMUNITY HUB

England & Wales · Charity number 1169671

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2016-10-14

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** 6 Horsfield Road  
Lewes  
East Sussex  
BN7 2TA

**Phone** 07793953446

## Activities

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**Objects:** THE OBJECT OF THE CIO IS TO FURTHER OR BENEFIT THE RESIDENTS OF THE LANDPORT ESTATE, LEWES, EAST SUSSEX AND THE SURROUNDING AREA, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. IN FURTHERANCE OF THESE OBJECTS BUT NOT OTHERWISE THE TRUSTEES SHALL HAVE POWER TO ESTABLISH OR SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE AND TO MAINTAIN OR MANAGE OR CO-OPERATE WITH ANY STATUTORY AUTHORITY IN THE MAINTENANCE AND MANAGEMENT OF SUCH A CENTRE FOR ACTIVITIES PROMOTED BY THE CHARITY IN FURTHERANCE OF THE ABOVE OBJECTS.

**Activities:** The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex

## Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Provides Advocacy/advice/information, Acts As An Umbrella Or Resource Body
- **What:** General Charitable Purposes, Education/training, The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty, Arts/culture/heritage/science, Amateur Sport, Environment/conservation/heritage, Economic/community Development/employment, Armed Forces/emergency Service Efficiency, Human Rights/religious Or Racial Harmony/equality Or Diversity, Recreation, Other Charitable Purposes
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

## Geography

- East Sussex

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-09-30 | £114,750 | £119,534    | -      | -         |
| 2024-09-30 | £75,118  | £71,218     | -      | -         |
| 2023-09-30 | £42,226  | £39,047     | -      | -         |
| 2022-09-30 | £37,882  | £44,220     | -      | -         |
| 2021-09-30 | £50,767  | £25,861     | -      | -         |
| 2020-09-30 | £37,030  | £21,147     | -      | -         |

## Trustees

| Name                          | Role  | Appointed  |
|-------------------------------|-------|------------|
| <b>Deborah Twitchen MBE</b>   | Chair | 2016-10-14 |
| Emily Clarke                  |       | 2022-03-29 |
| Emma Waring                   |       | 2026-03-18 |
| IAN Courtenay CAMPBELL        |       | 2016-10-14 |
| James Edward Herbert          |       | 2024-07-03 |
| Jonathan Lloyd Tait           |       | 2021-02-24 |
| Nicolas Charles Kortalla-Bird |       | 2021-02-24 |
| PHILIPPA JANE CAMPBELL        |       | 2016-10-14 |
| WENDY BAKER                   |       | 2016-10-14 |

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# Accounts

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Charity Registration No. 1169671

**LANDPORT COMMUNITY HUB**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2025**



One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

## LANDPORT COMMUNITY HUB

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## LANDPORT COMMUNITY HUB

### COMPANY INFORMATION

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|                 |                                                                                                                                                           |                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <b>Trustees</b> | Ms D Twitchen MBE<br>Mr J L Tait<br>Mr N C Kortalla-Bird<br>Ms P Campbell<br>Ms W Baker<br>Mr. I Campbell<br>Ms E Clarke<br>Mr J E Herbert<br>Ms E Waring | (Appointed 18 March 2026) |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|

|                       |         |
|-----------------------|---------|
| <b>Charity number</b> | 1169671 |
|-----------------------|---------|

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>Principal address</b> | 6 Horsfield Road<br>Lewes<br>BN7 2TA |
|--------------------------|--------------------------------------|

|                             |                                                              |
|-----------------------------|--------------------------------------------------------------|
| <b>Independent examiner</b> | TC Group<br>One Bell Lane<br>Lewes<br>East Sussex<br>BN7 1JU |
|-----------------------------|--------------------------------------------------------------|

## LANDPORT COMMUNITY HUB

### CHAIR'S REPORT

**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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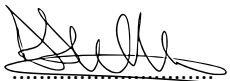
At the end of the year 2024-5 we have continued to move forward with engaging with new hirers and can offer a broader range of activities from the Hub.

Partnership working with the organisations that hire the Hub has continued to enable more funding bids to be made for the year ahead, for the Community Garden working with Lewes Little Gardens, for playschemes and healthy eating initiatives with the Landport Residents' Association, a new under 5s group with when Skies Were Always Blue and for the now completed refurbishment of the central area of the building with the Youth Group and Dance Academy. We have begun fundraising for our next major project, the renovation of the main hall floor. We should be able to report back on this and other partnership projects in the next report.

It is encouraging to see a continued gradual building of positive news about finances, in particular this year the big increase in grant funding received for projects, which has enabled the Hub to progress well with these, including completion of the major remodelling of the central area of the building, with a large space now available to groups including a new kitchen.

Thanks go as always to all of our dedicated trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

It continues to be a pleasure to be able to visit the building at almost any time of the week and see it in use with all the activities that are going on.



Ms D Twitchen MBE

**Chair**

Date: 21st July 2026

## **LANDPORT COMMUNITY HUB**

### **TRUSTEES' REPORT**

#### ***FOR THE YEAR ENDED 30 SEPTEMBER 2025***

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The trustees present their annual report and financial statements for the year ended 30 September 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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)" (effective 1 January 2019).

#### **Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building continues to provide home for several founder organisations, together with flexible availability for any and all community and local groups who would like to hire it for events. The founder organisations are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children from low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support and a youth group currently supported by the local authority to give provision to young people with substantial and significant additional challenges, which is associated with a charity set up to help realise this provision.

Additional groups also using the building, include fitness and sports groups such as movement classes for people with bone health challenges, a Move-it group for fitness for all and a local Table Tennis Club, together with social groups such as a group food Co-Op and a Repair Cafe. There are also a number of one off cultural, arts and social events aimed at including all in the local area. The Hub is also the local polling station for local and national elections.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit; running a charity (PB2)'

#### **Achievements and performance**

The Hub Trustees have continued to work on developing forward planning for the charity and towards this end have kept on the administration officer to assist in working towards achieving national charity standards, organising fundraising and working up with the trustees a full set of regularly reviewed and revised policies for the charity.

Alongside this work, trustees are also continuing to try to increase the hiring out of the Hub and to plan improvements for the building, to make it more accessible to all, a major renovation to the middle section of the building having been completed this year.

#### **Financial review**

The results for the financial year are shown in the Statement of Financial Activities on page 6, the Trustees consider the unrestricted funds deficit in the year to be acceptable as incurred to complete the one off major renovation work.

## LANDPORT COMMUNITY HUB

### TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

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#### **Structure, governance and management**

The charity is a charitable incorporated organisation (CIO) registered on 14 October 2016.

The trustees who served during the year and up to the date of signature of the financial statements were:

Ms D Twitchen MBE

Mr J L Tait

Mr N C Kortalla-Bird

Ms P Campbell

Ms W Baker

Mr. I Campbell

Ms E Clarke

Mr J E Herbert

Ms E Waring

(Appointed 18 March 2026)

#### **Staffing**

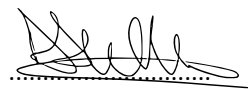
The trustees have continued to employ a building supervisor. As part of the development of the charity the two further employees taken on in a previous financial year have been kept in post as their appointments continue to prove very positive for the charity. A self-employed gardener continues to work year round at the Community Garden, and links between the local Foodbank and the Hub continue to go from strength to strength. A self-employed Admin Officer has also continued to be a positive addition, working on fundraising, planning, policy revision and bookkeeping for the trustees.

#### **Trustees**

The trustees have met regularly throughout the reporting year both in person and via electronic means, and communicated regularly on day to day topics via email and telephone between meetings.

The trustees look forward to a further year of positive and inclusive work with and for the local community around the Landport Hub Building.

The trustees' report was approved by the Board of Trustees.



Ms D Twitchen MBE

**Trustee**

Date: 21st July 2026

## LANDPORT COMMUNITY HUB

### INDEPENDENT EXAMINER'S REPORT

#### TO THE TRUSTEES OF LANDPORT COMMUNITY HUB

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I report to the trustees on my examination of the financial statements of Landport Community Hub (the charity) for the year ended 30 September 2025.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

Having satisfied myself that the financial statements of the charity 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 the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable 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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.
- 4 the financial statements 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 financial statements to be reached.



**N Rawson FCA**  
**TC Group**

One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

Dated: 21st July 2026

# LANDPORT COMMUNITY HUB

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2025

|                                                       |       | Unrestricted<br>funds<br>2025<br>£ | Restricted<br>funds<br>2025<br>£ | Total<br>2025<br>£ | Unrestricted<br>funds<br>2024<br>£ | Restricted<br>funds<br>2024<br>£ | Total<br>2024<br>£ |
|-------------------------------------------------------|-------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
|                                                       | Notes |                                    |                                  |                    |                                    |                                  |                    |
| <b>Income from:</b>                                   |       |                                    |                                  |                    |                                    |                                  |                    |
| Donations and legacies                                | 2     | 11,695                             | 88,232                           | 99,927             | 7,453                              | 50,719                           | 58,172             |
| Other trading activities                              | 3     | 14,816                             | -                                | 14,816             | 16,889                             | -                                | 16,889             |
| Investments                                           | 4     | 7                                  | -                                | 7                  | 57                                 | -                                | 57                 |
| <b>Total income</b>                                   |       | <u>26,518</u>                      | <u>88,232</u>                    | <u>114,750</u>     | <u>24,399</u>                      | <u>50,719</u>                    | <u>75,118</u>      |
| <b>Expenditure on:</b>                                |       |                                    |                                  |                    |                                    |                                  |                    |
| Charitable activities                                 | 5     | 30,504                             | 81,564                           | 112,068            | 22,615                             | 40,890                           | 63,505             |
| Other expenditure                                     | 10    | 7,466                              | -                                | 7,466              | 6,331                              | 1,382                            | 7,713              |
| <b>Total expenditure</b>                              |       | <u>37,970</u>                      | <u>81,564</u>                    | <u>119,534</u>     | <u>28,946</u>                      | <u>42,272</u>                    | <u>71,218</u>      |
| <b>Net income/(expenditure) and movement in funds</b> |       | (11,452)                           | 6,668                            | (4,784)            | (4,547)                            | 8,447                            | 3,900              |
| <b>Reconciliation of funds:</b>                       |       |                                    |                                  |                    |                                    |                                  |                    |
| Fund balances at 1 October 2024                       |       | <u>27,169</u>                      | <u>21,518</u>                    | <u>48,687</u>      | <u>31,716</u>                      | <u>13,071</u>                    | <u>44,787</u>      |
| <b>Fund balances at 30 September 2025</b>             |       | <u>15,717</u>                      | <u>28,186</u>                    | <u>43,903</u>      | <u>27,169</u>                      | <u>21,518</u>                    | <u>48,687</u>      |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

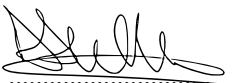
**LANDPORT COMMUNITY HUB**

**BALANCE SHEET**

**AS AT 30 SEPTEMBER 2025**

|                                                                |              | <b>2025</b> |          | <b>2024</b> |          |
|----------------------------------------------------------------|--------------|-------------|----------|-------------|----------|
|                                                                | <b>Notes</b> | <b>£</b>    | <b>£</b> | <b>£</b>    | <b>£</b> |
| <b>Fixed assets</b>                                            |              |             |          |             |          |
| Tangible assets                                                | <b>12</b>    |             | 190,000  |             | 190,000  |
| <b>Current assets</b>                                          |              |             |          |             |          |
| Cash at bank and in hand                                       |              | 7,212       |          | 17,282      |          |
| <b>Creditors: amounts falling due within one year</b>          | <b>14</b>    | (5,289)     |          | (5,041)     |          |
| <b>Net current assets</b>                                      |              |             | 1,923    |             | 12,241   |
| <b>Total assets less current liabilities</b>                   |              |             | 191,923  |             | 202,241  |
| <b>Creditors: amounts falling due after more than one year</b> | <b>15</b>    | (148,020)   |          | (153,554)   |          |
| <b>Net assets</b>                                              |              |             | 43,903   |             | 48,687   |
| <b>The funds of the charity</b>                                |              |             |          |             |          |
| Restricted income funds                                        | <b>16</b>    | 28,186      |          | 21,518      |          |
| Unrestricted funds                                             |              | 15,717      |          | 27,169      |          |
|                                                                |              |             | 43,903   |             | 48,687   |

The financial statements were approved by the trustees on ...21st July 2026



Ms D Twitchen MBE  
Trustee

## **1 Accounting policies**

### **Charity information**

Landport Community Hub is a Charitable Incorporated Organisation (CIO) registered on 14 October 2016.

### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

### **1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

### **1.4 Income**

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

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**1 Accounting policies**

**(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

**1.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

**1.6 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                             |                 |
|-----------------------------|-----------------|
| Freehold land and buildings | not depreciated |
|-----------------------------|-----------------|

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

**1.7 Impairment of fixed assets**

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

**1.8 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**LANDPORT COMMUNITY HUB**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**FOR THE YEAR ENDED 30 SEPTEMBER 2025**

**2 Income from donations and legacies**

|                     | Unrestricted<br>funds<br>2025<br>£ | Restricted<br>funds<br>2025<br>£ | Total<br>2025<br>£ | Unrestricted<br>funds<br>2024<br>£ | Restricted<br>funds<br>2024<br>£ | Total<br>2024<br>£ |
|---------------------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
| Donations and gifts | 5,280                              | -                                | 5,280              | 7,453                              | -                                | 7,453              |
| Grants              | 6,415                              | 88,232                           | 94,647             | -                                  | 50,719                           | 50,719             |
|                     | <u>11,695</u>                      | <u>88,232</u>                    | <u>99,927</u>      | <u>7,453</u>                       | <u>50,719</u>                    | <u>58,172</u>      |

**3 Income from other trading activities**

|                                    | Unrestricted<br>funds<br>2025<br>£ | Unrestricted<br>funds<br>2024<br>£ |
|------------------------------------|------------------------------------|------------------------------------|
| Letting and licensing arrangements | <u>14,816</u>                      | <u>16,889</u>                      |

**4 Income from investments**

|                     | Unrestricted<br>funds<br>2025<br>£ | Unrestricted<br>funds<br>2024<br>£ |
|---------------------|------------------------------------|------------------------------------|
| Interest receivable | <u>7</u>                           | <u>57</u>                          |

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

5 Expenditure on charitable activities

|                                                           | 2025<br>£      | 2024<br>£     |
|-----------------------------------------------------------|----------------|---------------|
| <b>Direct costs</b>                                       |                |               |
| Maintenance                                               | 51,578         | 17,604        |
| Foodbank                                                  | 24,904         | 19,998        |
| Admin costs                                               | 4,476          | 2,538         |
|                                                           | <u>80,958</u>  | <u>40,140</u> |
| <b>Share of support and governance costs (see note 6)</b> |                |               |
| Support and governance                                    | 31,110         | 23,365        |
|                                                           | <u>112,068</u> | <u>63,505</u> |
| <b>Analysis by fund</b>                                   |                |               |
| Unrestricted funds                                        | 30,504         | 22,615        |
| Restricted funds                                          | 81,564         | 40,890        |
|                                                           | <u>112,068</u> | <u>63,505</u> |

6 Support and governance costs allocated to activities

|                          | 2025<br>£     | 2024<br>£     |
|--------------------------|---------------|---------------|
| Light and heat           | 4,041         | 4,730         |
| Water                    | 849           | 295           |
| Maintenance              | 6,951         | 1,329         |
| Insurance                | 505           | 420           |
| Cleaner                  | 7,695         | 4,135         |
| Licenses                 | 829           | 296           |
| Garden                   | -             | 30            |
| Administration officer   | 8,628         | 11,008        |
| IT costs                 | 400           | -             |
| Governance costs         | 1,212         | 1,122         |
|                          | <u>31,110</u> | <u>23,365</u> |
| <b>Analysed between:</b> |               |               |
| Charitable activities    | <u>31,110</u> | <u>23,365</u> |

## LANDPORT COMMUNITY HUB

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

|          |                              |             |             |
|----------|------------------------------|-------------|-------------|
| <b>7</b> | <b>Net movement in funds</b> | <b>2025</b> | <b>2024</b> |
|          |                              | <b>£</b>    | <b>£</b>    |

The net movement in funds is stated after charging/(crediting):

|                                                                                    |                   |                   |
|------------------------------------------------------------------------------------|-------------------|-------------------|
| Fees payable for the independent examination of the charity's financial statements | 1,212             | 1,122             |
|                                                                                    | <u>          </u> | <u>          </u> |

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

Expenses totalling £3,873 (2024 - £546) were reimbursed to Trustees for maintenance costs, garden expenditure and History project costs.

### 9 Employees

The average monthly number of employees during the year was:

|       |                   |                   |
|-------|-------------------|-------------------|
|       | <b>2025</b>       | <b>2024</b>       |
|       | <b>Number</b>     | <b>Number</b>     |
| Total | -                 | -                 |
|       | <u>          </u> | <u>          </u> |

There were no employees whose annual remuneration was more than £60,000.

### 10 Other expenditure

|                   | <b>Unrestricted<br/>funds<br/>2025<br/>£</b> | <b>Restricted<br/>funds<br/>2025<br/>£</b> | <b>Total<br/>2025<br/>£</b> | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Restricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>2024<br/>£</b> |
|-------------------|----------------------------------------------|--------------------------------------------|-----------------------------|----------------------------------------------|--------------------------------------------|-----------------------------|
| Mortgage interest | 7,466                                        | -                                          | 7,466                       | 6,331                                        | 1,382                                      | 7,713                       |
|                   | <u>          </u>                            | <u>          </u>                          | <u>          </u>           | <u>          </u>                            | <u>          </u>                          | <u>          </u>           |

### 11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

12 Tangible fixed assets

|                        | Freehold land and buildings<br>£ |
|------------------------|----------------------------------|
| <b>Cost</b>            |                                  |
| At 1 October 2024      | 190,000                          |
| At 30 September 2025   | 190,000                          |
| <b>Carrying amount</b> |                                  |
| At 30 September 2025   | 190,000                          |
| At 30 September 2024   | 190,000                          |

13 Loans and overdrafts

|                         | 2025<br>£ | 2024<br>£ |
|-------------------------|-----------|-----------|
| Bank loans              | 153,309   | 158,595   |
| Payable within one year | 5,289     | 5,041     |
| Payable after one year  | 148,020   | 153,554   |

The long-term loans are secured by fixed charges over the freehold property.

14 Creditors: amounts falling due within one year

|            | Notes | 2025<br>£ | 2024<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 5,289     | 5,041     |

15 Creditors: amounts falling due after more than one year

|            | Notes | 2025<br>£ | 2024<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 148,020   | 153,554   |

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

16 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

|                      | Balance at<br>1 October<br>2023 | Movement in funds          |                            | Balance at<br>1 October<br>2024 | Movement in funds          |                            | Balance at<br>30<br>September<br>2025 |
|----------------------|---------------------------------|----------------------------|----------------------------|---------------------------------|----------------------------|----------------------------|---------------------------------------|
|                      | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                                     |
| Click                | 856                             | -                          | -                          | 856                             | -                          | -                          | 856                                   |
| Loft                 | 1,509                           | -                          | (1,509)                    | -                               | -                          | -                          | -                                     |
| Garden               | (2,583)                         | 26,650                     | (17,048)                   | 7,019                           | 17,764                     | (13,764)                   | 11,019                                |
| Lottery              | 3,991                           | -                          | -                          | 3,991                           | -                          | -                          | 3,991                                 |
| Playscheme           | 741                             | -                          | -                          | 741                             | -                          | -                          | 741                                   |
| Sussex (1)           | 1,402                           | -                          | -                          | 1,402                           | -                          | (1,402)                    | -                                     |
| Sussex (2)           | 302                             | -                          | -                          | 302                             | -                          | (302)                      | -                                     |
| ESCC Grant           | 6,990                           | 16,814                     | (19,998)                   | 3,806                           | 8,889                      | (4,904)                    | 7,791                                 |
| Mortgage             | (137)                           | 1,519                      | (1,382)                    | -                               | -                          | -                          | -                                     |
| Professional<br>fees | -                               | 750                        | (750)                      | -                               | 606                        | (606)                      | -                                     |
| Maintenance          | -                               | 4,986                      | (1,585)                    | 3,401                           | 25,888                     | (29,289)                   | -                                     |
| Admin                | -                               | -                          | -                          | -                               | 4,476                      | (4,476)                    | -                                     |
| Foodbank             | -                               | -                          | -                          | -                               | 20,000                     | (20,000)                   | -                                     |
| JustGiving -<br>Hall | -                               | -                          | -                          | -                               | 655                        | -                          | 655                                   |
| History<br>project   | -                               | -                          | -                          | -                               | 9,954                      | (6,821)                    | 3,133                                 |
|                      | <u>13,071</u>                   | <u>50,719</u>              | <u>(42,272)</u>            | <u>21,518</u>                   | <u>88,232</u>              | <u>(81,564)</u>            | <u>28,186</u>                         |

## LANDPORT COMMUNITY HUB

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2025

#### 16 Restricted funds

(Continued)

##### Click

A group based at the Hub for 18-25 year olds by local youth leaders.

##### Playscheme

Play scheme run for under 5s at the Hub in summer holidays.

##### Garden

The Community Garden, run by the Hub, includes payment of the gardener and all expenses related to running the garden.

##### Lottery

Redecorating and improving the hall at the Hub, including building storage cupboards and padding insulation panels to the walls. Also to create a dance studio area.

##### Sussex 1 and 2 ESCC

Continual support of the local Foodbank and garden maintenance. The Community Garden, run by the Hub, includes payment of the gardener and all expenses related to running the garden.

##### ESCC and Crucible Foodbank

Continual support of the local Foodbank.

##### Professional fees

Used to cover fees paid for the scrutiny of the financial statements.

##### Maintenance

Used for both day to day and project related maintenance expenses.

##### Admin

Used towards payment of the admin officer's wages, who is responsible for fundraising and the general running of the charity.

#### 17 Analysis of net assets between funds

|                              | Unrestricted<br>funds<br>2025<br>£ | Restricted<br>funds<br>2025<br>£ | Total<br>2025<br>£ |
|------------------------------|------------------------------------|----------------------------------|--------------------|
| <b>At 30 September 2025:</b> |                                    |                                  |                    |
| Tangible assets              | 190,000                            | -                                | 190,000            |
| Current assets/(liabilities) | (26,263)                           | 28,186                           | 1,923              |
| Long term liabilities        | (148,020)                          | -                                | (148,020)          |
|                              | <u>15,717</u>                      | <u>28,186</u>                    | <u>43,903</u>      |

**LANDPORT COMMUNITY HUB****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 SEPTEMBER 2025****17 Analysis of net assets between funds****(Continued)**

|                              | <b>Unrestricted<br/>funds<br/>2024<br/>£</b> | <b>Restricted<br/>funds<br/>2024<br/>£</b> | <b>Total<br/>2024<br/>£</b> |
|------------------------------|----------------------------------------------|--------------------------------------------|-----------------------------|
| <b>At 30 September 2024:</b> |                                              |                                            |                             |
| Tangible assets              | 190,000                                      | -                                          | 190,000                     |
| Current assets/(liabilities) | (9,277)                                      | 21,518                                     | 12,241                      |
| Long term liabilities        | (153,554)                                    | -                                          | (153,554)                   |
|                              | <u>27,169</u>                                | <u>21,518</u>                              | <u>48,687</u>               |

**18 Related party transactions**

There were no disclosable related party transactions during the year other than those seen in the trustees note (2024 - none). Several trustees have connections with charities or groups that use the Hub's facilities. These organisations hire the Hub on the same terms as other external users.

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# Accounts

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Charity Registration No. 1169671

**LANDPORT COMMUNITY HUB**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2024**



One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

## LANDPORT COMMUNITY HUB

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## LANDPORT COMMUNITY HUB

### COMPANY INFORMATION

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|                             |                      |                         |
|-----------------------------|----------------------|-------------------------|
| <b>Trustees</b>             | Ms D Twitchen MBE    |                         |
|                             | Mr J L Tait          |                         |
|                             | Mr N C Kortalla-Bird |                         |
|                             | Ms P Campbell        |                         |
|                             | Ms W Baker           |                         |
|                             | Mr. I Campbell       |                         |
|                             | Ms E Clarke          |                         |
|                             | Mr J Herbert         | (Appointed 3 July 2024) |
| <b>Charity number</b>       | 1169671              |                         |
| <b>Principal address</b>    | 6 Horsfield Road     |                         |
|                             | Lewes                |                         |
|                             | BN7 2TA              |                         |
|                             |                      |                         |
| <b>Independent examiner</b> | TC Group             |                         |
|                             | One Bell Lane        |                         |
|                             | Lewes                |                         |
|                             | East Sussex          |                         |
|                             | BN7 1JU              |                         |

## **LANDPORT COMMUNITY HUB**

### **CHAIR'S REPORT**

***FOR THE YEAR ENDED 30 SEPTEMBER 2024***

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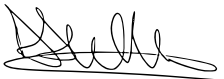
At the end of the year 2023-4 we have continued to move forward with engaging with new hirers and can offer a broader range of activities from the Hub.

Partnership working with the organisations that hire the Hub has enabled several funding bids to be made for the year ahead, for the Community Garden buildings working with Lewes Little Gardens, for playschemes and healthy eating initiatives with the Landport Residents' Association and for a complete refurbishment of the central area of the building with the Youth Group and Dance Academy. We should be able to report back on these and other partnership projects in the next report.

It is encouraging to see a continued gradual building of positive news about finances, due to increased hires and increased grant funding.

Thanks go as always to all of our dedicated trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

It continues to be a pleasure to be able to visit the building at almost any time of the week and see it in use with all the activities that are going on.



Ms D Twitchen MBE  
**Chair**

Date: 4 July 2025

## **LANDPORT COMMUNITY HUB**

### **TRUSTEES' REPORT**

#### ***FOR THE YEAR ENDED 30 SEPTEMBER 2024***

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The trustees present their annual report and financial statements for the year ended 30 September 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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)" (effective 1 January 2019).

#### **Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building continues to provide home for several founder organisations, together with flexible availability for any and all community and local groups who would like to hire it for events. The founder organisations are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children from low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support and a youth group currently supported by the local authority to give provision to young people with substantial and significant additional challenges, which is associated with a charity set up to help realise this provision.

Additional groups also using the building, include fitness and sports groups such as Bounce Fit, a Move-it group for fitness for all and a local Table Tennis Club, together with social groups such as a group food Co-Op and a Repair Cafe. There are also a number of one off cultural, arts and social events aimed at including all in the local area. The Hub is also the local polling station for local and national elections.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit; running a charity (PB2)'

#### **Achievements and performance**

Having fully re-opened the building following the pandemic, the Hub Trustees have been working on developing forward planning for the charity and towards this end have appointed an administration officer to assist in working towards achieving national charity standards, organising fundraising and working up with the trustees a full set of regularly reviewed and revised policies for the charity.

Alongside this work, trustees are also continuing to try to increase the hiring out of the Hub and to plan improvements for the building, to make it more accessible to all.

#### **Financial review**

The results for the financial year are shown in the Statement of Financial Activities on page 5, the Trustees consider the unrestricted funds deficit in the year to be acceptable.

#### **Structure, governance and management**

The charity is a charitable incorporated organisation (CIO) registered on 14 October 2016.

## LANDPORT COMMUNITY HUB

### TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2024**

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The trustees who served during the year and up to the date of signature of the financial statements were:

Ms D Twitchen MBE

Mr J L Tait

Mr N C Kortalla-Bird

Ms P Campbell

Ms W Baker

Mr. I Campbell

Ms E Clarke

Mr J Herbert

(Appointed 3 July 2024)

#### **Staffing**

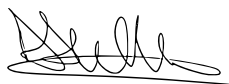
The trustees have continued to employ a building supervisor. As part of the development of the charity the two further employees taken on in the previous financial year have been kept in post as their initial appointments have proved very positive for the charity. A self-employed gardener now works year round at the Community Garden, and links between the local Foodbank and the Hub continue to go from strength to strength. A self-employed Admin Officer has also proved to be a positive addition, working on fundraising, planning, policy revision and bookkeeping for the trustees.

#### **Trustees**

The trustees have met regularly throughout the reporting year both in person and via electronic means, and communicated regularly on day to day topics via email and telephone between meetings.

The trustees look forward to a further year of positive and inclusive work with and for the local community around the Landport Hub Building.

The trustees' report was approved by the Board of Trustees.



Ms D Twitchen MBE

**Trustee**

4 July 2025

## LANDPORT COMMUNITY HUB

### INDEPENDENT EXAMINER'S REPORT

#### TO THE TRUSTEES OF LANDPORT COMMUNITY HUB

---

I report to the trustees on my examination of the financial statements of Landport Community Hub (the charity) for the year ended 30 September 2024.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

Having satisfied myself that the financial statements of the charity 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 the charity's financial statements carried out under section 145 of the Charities Act 2011 (the 2011 Act). In carrying out my examination I have followed all the applicable 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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.
- 4 the financial statements 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 financial statements to be reached.



**N Rawson FCA**  
**TC Group**

One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

Dated: 11 July 2025

# LANDPORT COMMUNITY HUB

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

|                                                       |       | Unrestricted<br>funds<br>2024<br>£ | Restricted<br>funds<br>2024<br>£ | Total<br>2024<br>£ | Unrestricted<br>funds<br>2023<br>£ | Restricted<br>funds<br>2023<br>£ | Total<br>2023<br>£ |
|-------------------------------------------------------|-------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
|                                                       | Notes |                                    |                                  |                    |                                    |                                  |                    |
| <b>Income from:</b>                                   |       |                                    |                                  |                    |                                    |                                  |                    |
| Donations and legacies                                | 2     | 7,453                              | 50,719                           | 58,172             | 6,592                              | 20,025                           | 26,617             |
| Other trading activities                              | 3     | 16,889                             | -                                | 16,889             | 15,519                             | -                                | 15,519             |
| Investments                                           | 4     | 57                                 | -                                | 57                 | 90                                 | -                                | 90                 |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Total income</b>                                   |       | 24,399                             | 50,719                           | 75,118             | 22,201                             | 20,025                           | 42,226             |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Expenditure on:</b>                                |       |                                    |                                  |                    |                                    |                                  |                    |
| Charitable activities                                 | 5     | 22,615                             | 40,890                           | 63,505             | 13,298                             | 17,801                           | 31,099             |
| Other expenditure                                     | 10    | 6,331                              | 1,382                            | 7,713              | 7,948                              | -                                | 7,948              |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Total expenditure</b>                              |       | 28,946                             | 42,272                           | 71,218             | 21,246                             | 17,801                           | 39,047             |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Net income/(expenditure) and movement in funds</b> |       | (4,547)                            | 8,447                            | 3,900              | 955                                | 2,224                            | 3,179              |
| <b>Reconciliation of funds:</b>                       |       |                                    |                                  |                    |                                    |                                  |                    |
| Fund balances at 1 October 2023                       |       | 31,716                             | 13,071                           | 44,787             | 30,761                             | 10,847                           | 41,608             |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Fund balances at 30 September 2024</b>             |       | 27,169                             | 21,518                           | 48,687             | 31,716                             | 13,071                           | 44,787             |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

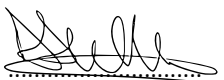
**LANDPORT COMMUNITY HUB**

**BALANCE SHEET**

**AS AT 30 SEPTEMBER 2024**

|                                                                |              | <b>2024</b> |          | <b>2023</b> |          |
|----------------------------------------------------------------|--------------|-------------|----------|-------------|----------|
|                                                                | <b>Notes</b> | <b>£</b>    | <b>£</b> | <b>£</b>    | <b>£</b> |
| <b>Fixed assets</b>                                            |              |             |          |             |          |
| Tangible assets                                                | <b>12</b>    |             | 190,000  |             | 190,000  |
| <b>Current assets</b>                                          |              |             |          |             |          |
| Cash at bank and in hand                                       |              | 17,282      |          | 18,422      |          |
| <b>Creditors: amounts falling due within one year</b>          | <b>14</b>    | (5,041)     |          | (4,805)     |          |
| <b>Net current assets</b>                                      |              |             | 12,241   |             | 13,617   |
| <b>Total assets less current liabilities</b>                   |              |             | 202,241  |             | 203,617  |
| <b>Creditors: amounts falling due after more than one year</b> | <b>15</b>    | (153,554)   |          | (158,830)   |          |
| <b>Net assets</b>                                              |              |             | 48,687   |             | 44,787   |
| <b>The funds of the charity</b>                                |              |             |          |             |          |
| Restricted income funds                                        | <b>16</b>    | 21,518      |          | 13,071      |          |
| Unrestricted funds                                             |              | 27,169      |          | 31,716      |          |
|                                                                |              | 48,687      |          | 44,787      |          |

The financial statements were approved by the trustees on ....4th July 2025....



Ms D Twitchen MBE  
Trustee

## **1 Accounting policies**

### **Charity information**

Landport Community Hub is a Charitable Incorporated Organisation (CIO) registered on 14 October 2016.

### **1.1 Accounting convention**

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

### **1.2 Going concern**

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

### **1.3 Charitable funds**

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

### **1.4 Income**

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

---

**1 Accounting policies**

**(Continued)**

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

**1.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

**1.6 Tangible fixed assets**

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                             |                 |
|-----------------------------|-----------------|
| Freehold land and buildings | not depreciated |
|-----------------------------|-----------------|

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

**1.7 Impairment of fixed assets**

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

**1.8 Cash and cash equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

**LANDPORT COMMUNITY HUB****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 SEPTEMBER 2024****2 Income from donations and legacies**

|                     | Unrestricted<br>funds<br>2024<br>£ | Restricted<br>funds<br>2024<br>£ | Total<br>2024<br>£ | Unrestricted<br>funds<br>2023<br>£ | Restricted<br>funds<br>2023<br>£ | Total<br>2023<br>£ |
|---------------------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
| Donations and gifts | 7,453                              | -                                | 7,453              | 6,592                              | -                                | 6,592              |
| Grants              | -                                  | 50,719                           | 50,719             | -                                  | 20,025                           | 20,025             |
|                     | <u>7,453</u>                       | <u>50,719</u>                    | <u>58,172</u>      | <u>6,592</u>                       | <u>20,025</u>                    | <u>26,617</u>      |

**3 Income from other trading activities**

|                                    | Unrestricted<br>funds<br>2024<br>£ | Unrestricted<br>funds<br>2023<br>£ |
|------------------------------------|------------------------------------|------------------------------------|
| Letting and licensing arrangements | <u>16,889</u>                      | <u>15,519</u>                      |

**4 Income from investments**

|                     | Unrestricted<br>funds<br>2024<br>£ | Unrestricted<br>funds<br>2023<br>£ |
|---------------------|------------------------------------|------------------------------------|
| Interest receivable | <u>57</u>                          | <u>90</u>                          |

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

5 Expenditure on charitable activities

|                                                           | 2024          | 2023          |
|-----------------------------------------------------------|---------------|---------------|
|                                                           | £             | £             |
| <b>Direct costs</b>                                       |               |               |
| Maintenance                                               | 20,142        | 8,460         |
| Foodbank                                                  | 19,998        | 9,341         |
|                                                           | <u>40,140</u> | <u>17,801</u> |
| <b>Share of support and governance costs (see note 6)</b> |               |               |
| Support                                                   | 23,365        | 13,298        |
|                                                           | <u>63,505</u> | <u>31,099</u> |
| <b>Analysis by fund</b>                                   |               |               |
| Unrestricted funds                                        | 22,615        | 13,298        |
| Restricted funds                                          | 40,890        | 17,801        |
|                                                           | <u>63,505</u> | <u>31,099</u> |

6 Support costs allocated to activities

|                          | 2024          | 2023          |
|--------------------------|---------------|---------------|
|                          | £             | £             |
| Light and heat           | 4,730         | 3,064         |
| Water                    | 295           | 531           |
| Maintenance              | 1,329         | 2,544         |
| Insurance                | 420           | 922           |
| Cleaner                  | 4,135         | 4,083         |
| Licenses                 | 296           | 264           |
| Garden                   | 30            | -             |
| Administration officer   | 11,008        | 870           |
| Governance costs         | 1,122         | 1,020         |
|                          | <u>23,365</u> | <u>13,298</u> |
| <b>Analysed between:</b> |               |               |
| Charitable activities    | <u>23,365</u> | <u>13,298</u> |

## LANDPORT COMMUNITY HUB

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

|          |                              |             |             |
|----------|------------------------------|-------------|-------------|
| <b>7</b> | <b>Net movement in funds</b> | <b>2024</b> | <b>2023</b> |
|          |                              | <b>£</b>    | <b>£</b>    |

The net movement in funds is stated after charging/(crediting):

|                                                                                    |                   |                   |
|------------------------------------------------------------------------------------|-------------------|-------------------|
| Fees payable for the independent examination of the charity's financial statements | 1,122             | 1,020             |
|                                                                                    | <u>          </u> | <u>          </u> |

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

Expenses totalling £546 (2023 - £6,800) were reimbursed to Trustees for garden expenditure and works to the Hub.

### 9 Employees

The average monthly number of employees during the year was:

|       |                   |                   |
|-------|-------------------|-------------------|
|       | <b>2024</b>       | <b>2023</b>       |
|       | <b>Number</b>     | <b>Number</b>     |
| Total | -                 | -                 |
|       | <u>          </u> | <u>          </u> |

There were no employees whose annual remuneration was more than £60,000.

### 10 Other expenditure

|                   | <b>Unrestricted funds</b> | <b>Restricted funds</b> | <b>Total</b>      | <b>Unrestricted funds</b> | <b>Restricted funds</b> | <b>Total</b>      |
|-------------------|---------------------------|-------------------------|-------------------|---------------------------|-------------------------|-------------------|
|                   | <b>2024</b>               | <b>2024</b>             | <b>2024</b>       | <b>2023</b>               | <b>2023</b>             | <b>2023</b>       |
|                   | <b>£</b>                  | <b>£</b>                | <b>£</b>          | <b>£</b>                  | <b>£</b>                | <b>£</b>          |
| Mortgage interest | 6,331                     | 1,382                   | 7,713             | 7,948                     | -                       | 7,948             |
|                   | <u>          </u>         | <u>          </u>       | <u>          </u> | <u>          </u>         | <u>          </u>       | <u>          </u> |

### 11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

12 Tangible fixed assets

|                        | Freehold land and buildings<br>£ |
|------------------------|----------------------------------|
| <b>Cost</b>            |                                  |
| At 1 October 2023      | 190,000                          |
| At 30 September 2024   | 190,000                          |
| <b>Carrying amount</b> |                                  |
| At 30 September 2024   | 190,000                          |
| At 30 September 2023   | 190,000                          |

13 Loans and overdrafts

|                         | 2024<br>£ | 2023<br>£ |
|-------------------------|-----------|-----------|
| Bank loans              | 158,595   | 163,635   |
| Payable within one year | 5,041     | 4,805     |
| Payable after one year  | 153,554   | 158,830   |

The long-term loans are secured by fixed charges over the freehold property.

14 Creditors: amounts falling due within one year

|            | Notes | 2024<br>£ | 2023<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 5,041     | 4,805     |

15 Creditors: amounts falling due after more than one year

|            | Notes | 2024<br>£ | 2023<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 153,554   | 158,830   |

LANDPORT COMMUNITY HUB

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

16 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

|                      | Balance at<br>1 October<br>2022 | Movement in funds          |                            | Balance at<br>1 October<br>2023 | Movement in funds          |                            | Balance at<br>30<br>September<br>2024 |
|----------------------|---------------------------------|----------------------------|----------------------------|---------------------------------|----------------------------|----------------------------|---------------------------------------|
|                      | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                                     |
| Click                | 2,516                           | -                          | (1,660)                    | 856                             | -                          | -                          | 856                                   |
| Loft                 | 1,509                           | -                          | -                          | 1,509                           | -                          | (1,509)                    | -                                     |
| Garden               | 517                             | 3,700                      | (6,800)                    | (2,583)                         | 26,650                     | (17,048)                   | 7,019                                 |
| Lottery              | 3,991                           | -                          | -                          | 3,991                           | -                          | -                          | 3,991                                 |
| Playscheme           | 741                             | -                          | -                          | 741                             | -                          | -                          | 741                                   |
| Sussex (1)           | 1,402                           | -                          | -                          | 1,402                           | -                          | -                          | 1,402                                 |
| Sussex (2)           | 302                             | -                          | -                          | 302                             | -                          | -                          | 302                                   |
| ESCC Grant           | 6                               | 16,325                     | (9,341)                    | 6,990                           | 16,814                     | (19,998)                   | 3,806                                 |
| Mortgage             | (137)                           | -                          | -                          | (137)                           | 1,519                      | (1,382)                    | -                                     |
| Professional<br>fees | -                               | -                          | -                          | -                               | 750                        | (750)                      | -                                     |
| Maintenance          | -                               | -                          | -                          | -                               | 4,986                      | (1,585)                    | 3,401                                 |
|                      | <u>10,847</u>                   | <u>20,025</u>              | <u>(17,801)</u>            | <u>13,071</u>                   | <u>50,719</u>              | <u>(42,272)</u>            | <u>21,518</u>                         |

## LANDPORT COMMUNITY HUB

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2024

#### 16 Restricted funds

(Continued)

##### Click

A group based at the Hub for 18-25 year olds by local youth leaders.

##### Loft

Renovations of the loft area, including putting stairs up, setting out storage areas and creating a new room on the landing below the loft.

##### Garden

The Community Garden, run by the Hub, includes payment of the gardener and all expenses related to running the garden.

##### Lottery

Redecorating and improving the hall at the Hub, including building storage cupboards and padding insulation panels to the walls. Also to create a dance studio area.

##### Playscheme

Play scheme run for under 5s at the Hub in summer holidays.

##### Sussex 1 and 2 ESCC

Continual support of the local Foodbank.

##### Mortgage

Used to cover the financial costs of long term borrowing.

##### Professional fees

Used to cover fees paid for the scrutiny of the financial statements.

##### Maintenance

Used for both day to day and project related maintenance expenses.

#### 17 Analysis of net assets between funds

|                              | Unrestricted<br>funds<br>2024<br>£ | Restricted<br>funds<br>2024<br>£ | Total<br>2024<br>£ |
|------------------------------|------------------------------------|----------------------------------|--------------------|
| <b>At 30 September 2024:</b> |                                    |                                  |                    |
| Tangible assets              | 190,000                            | -                                | 190,000            |
| Current assets/(liabilities) | (9,277)                            | 21,518                           | 12,241             |
| Long term liabilities        | (153,554)                          | -                                | (153,554)          |
|                              | <u>27,169</u>                      | <u>21,518</u>                    | <u>48,687</u>      |

**LANDPORT COMMUNITY HUB****NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 SEPTEMBER 2024****17 Analysis of net assets between funds****(Continued)**

|                              | <b>Unrestricted<br/>funds<br/>2023<br/>£</b> | <b>Restricted<br/>funds<br/>2023<br/>£</b> | <b>Total<br/>2023<br/>£</b> |
|------------------------------|----------------------------------------------|--------------------------------------------|-----------------------------|
| <b>At 30 September 2023:</b> |                                              |                                            |                             |
| Tangible assets              | 190,000                                      | -                                          | 190,000                     |
| Current assets/(liabilities) | 546                                          | 13,071                                     | 13,617                      |
| Long term liabilities        | (158,830)                                    | -                                          | (158,830)                   |
|                              | <u>31,716</u>                                | <u>13,071</u>                              | <u>44,787</u>               |

**18 Related party transactions**

There were no disclosable related party transactions during the year (2023 - none).

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# Accounts

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Charity registration number 1169671

**LANDPORT COMMUNITY HUB**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

# LANDPORT COMMUNITY HUB

## LEGAL AND ADMINISTRATIVE INFORMATION

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|                 |                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Trustees</b> | Ms D Twitchen MBE<br>Mr J L Tait<br>Mr N C Kortalla-Bird<br>Ms P Campbell<br>Ms W Baker<br>Mr I Campbell<br>Ms E Clarke |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|

|                       |         |
|-----------------------|---------|
| <b>Charity number</b> | 1169671 |
|-----------------------|---------|

|                          |                                      |
|--------------------------|--------------------------------------|
| <b>Principal address</b> | 6 Horsfield Road<br>Lewes<br>BN7 2TA |
|--------------------------|--------------------------------------|

|                             |                                                                     |
|-----------------------------|---------------------------------------------------------------------|
| <b>Independent examiner</b> | Knill James LLP<br>One Bell Lane<br>Lewes<br>East Sussex<br>BN7 1JU |
|-----------------------------|---------------------------------------------------------------------|

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# LANDPORT COMMUNITY HUB

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| Independent examiner's report     | 4           |
| Statement of financial activities | 5           |
| Balance sheet                     | 6           |
| Notes to the financial statements | 7 - 13      |

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# LANDPORT COMMUNITY HUB

## CHAIR'S REPORT

### ***FOR THE YEAR ENDED 30 SEPTEMBER 2023***

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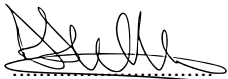
At the end of the year 2022-23 we are moving forward with an ever increasing array of hirers across the building which is improving the sustainability of the Hub.

It is good to see new organisations and hirers coming in to join with the well established ones and we have begun fundraising to make major improvements and renovations to the mid section of the building in order to attract even more different sections of the community for new activities

Also encouraging is the total income for the year being up from both 2021-22 and 2020-21, due to both an increase in hirers and in grants received. Some expenses have increased but these are a function of new services and endeavours for the future.

Thanks go as always to all of our dedicated Trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

It is a pleasure to be able to visit the building at almost any time of the week and see it in use with all the activities that are going on.



Ms D Twitchen MBE  
**Chair**

Date: ..18th July 2024..

# LANDPORT COMMUNITY HUB

## TRUSTEES' REPORT

### ***FOR THE YEAR ENDED 30 SEPTEMBER 2023***

---

The trustees present their annual report and financial statements for the year ended 30 September 2023.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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)" (effective 1 January 2019).

#### **Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building continues to provide home for several founder organisations, together with flexible availability for any and all community and local groups who would like to hire it for events. The founder organisations are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children from low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support and a youth group currently supported by the local authority to give provision to young people with substantial and significant additional challenges which is associated with a charity set up to help realise this provision.

Additional groups also using the building, include fitness and sports groups such as Bounce Fit, a Move-it group for fitness for all and a local Table Tennis Club, together with social groups such as a group food Co-Op and a Repair Cafe. There are also a number of one off cultural, arts and social events aimed at including all in the local area. The Hub is also the local polling station for local and national elections.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit; running a charity (PB2)'

#### **Achievements and performance**

Having fully re-opened the building following the pandemic, the Hub Trustees have been working on developing forward planning for the charity and towards this end have appointed an Admin Officer to assist in working towards achieving national charity standards, organising fundraising and working up with the trustees a full set of regularly reviewed and revised policies for the charity.

Alongside this work, trustees are also continuing to try to increase the hiring out of the Hub and to plan improvements for the building, to make it more accessible to all.

#### **Financial review**

The results for the financial year are shown in the Statement of Financial Activities on page 5, the Trustees consider the deficit for the year to be acceptable.

#### **Structure, governance and management**

The charity is a charitable incorporated organisation (CIO) registered on 14 October 2016.

# LANDPORT COMMUNITY HUB

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

---

The trustees who served during the year and up to the date of signature of the financial statements were:

Ms D Twitchen MBE

Mr J L Tait

Mr N C Kortalla-Bird

Ms P Campbell

Ms W Baker

Mr I Campbell

Ms E Clarke

Mrs R O'Keeffe MBE

(Resigned 17 July 2023)

### Staffing

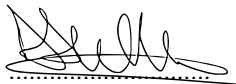
The trustees have continued to employ a building supervisor. As part of the development of the charity two further self employed workers have been added to staffing. The community garden project, run from the Hub, now has a part time gardener working on a variety of initiatives, who started work part way through the reporting year. This has enabled the trustees to develop a closer working link with the local Foodbank for mutual support. At the end of the reporting year, a self-employed Admin Officer was also commissioned to work on fundraising, planning and policy revision for the trustees.

### Trustees

The trustees have met regularly throughout the reporting year and have been able to move back to face to face meetings at the building, now that the pandemic restrictions have been lifted fully.

The trustees look forward to a further year of positive and inclusive work with and for the local community around the Landport Hub.

The trustees' report was approved by the Board of Trustees.



Ms D Twitchen MBE

**Trustee**

Date: .....18th July 2024.....

# LANDPORT COMMUNITY HUB

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF LANDPORT COMMUNITY HUB

---

I report to the trustees on my examination of the financial statements of Landport Community Hub (the charity) for the year ended 30 September 2023.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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 financial statements to be reached.



**N Rawson FCA for and on behalf of  
Knill James LLP**

One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

Dated: 18 July 2024 .....

# LANDPORT COMMUNITY HUB

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 30 SEPTEMBER 2023**

|                                                       |       | Unrestricted<br>funds<br>2023<br>£ | Restricted<br>funds<br>2023<br>£ | Total<br>2023<br>£ | Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2022<br>£ | Total<br>2022<br>£ |
|-------------------------------------------------------|-------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
|                                                       | Notes |                                    |                                  |                    |                                    |                                  |                    |
| <b>Income from:</b>                                   |       |                                    |                                  |                    |                                    |                                  |                    |
| Donations and legacies                                | 2     | 6,592                              | 20,025                           | 26,617             | 500                                | 21,679                           | 22,179             |
| Other trading activities                              | 3     | 15,519                             | -                                | 15,519             | 15,704                             | -                                | 15,704             |
| Investments                                           | 4     | 90                                 | -                                | 90                 | -                                  | -                                | -                  |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Total income</b>                                   |       | <b>22,201</b>                      | <b>20,025</b>                    | <b>42,226</b>      | <b>16,204</b>                      | <b>21,679</b>                    | <b>37,883</b>      |
| <b>Expenditure on:</b>                                |       |                                    |                                  |                    |                                    |                                  |                    |
| Charitable activities                                 | 5     | 13,298                             | 17,801                           | 31,099             | 12,133                             | 19,337                           | 31,470             |
| Other expenditure                                     | 10    | 7,948                              | -                                | 7,948              | 11,253                             | -                                | 11,253             |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Total expenditure</b>                              |       | <b>21,246</b>                      | <b>17,801</b>                    | <b>39,047</b>      | <b>23,386</b>                      | <b>19,337</b>                    | <b>42,723</b>      |
| <b>Net income/(expenditure) and movement in funds</b> |       |                                    |                                  |                    |                                    |                                  |                    |
|                                                       |       | 955                                | 2,224                            | 3,179              | (7,182)                            | 2,342                            | (4,840)            |
| <b>Reconciliation of funds:</b>                       |       |                                    |                                  |                    |                                    |                                  |                    |
| Fund balances at 1 October 2022                       |       | 30,761                             | 10,847                           | 41,608             | 37,943                             | 8,505                            | 46,448             |
|                                                       |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Fund balances at 30 September 2023</b>             |       | <b>31,716</b>                      | <b>13,071</b>                    | <b>44,787</b>      | <b>30,761</b>                      | <b>10,847</b>                    | <b>41,608</b>      |

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

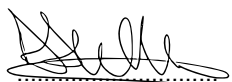
# LANDPORT COMMUNITY HUB

## BALANCE SHEET

AS AT 30 SEPTEMBER 2023

|                                                                |       | 2023      |         | 2022      |         |
|----------------------------------------------------------------|-------|-----------|---------|-----------|---------|
|                                                                | Notes | £         | £       | £         | £       |
| <b>Fixed assets</b>                                            |       |           |         |           |         |
| Tangible assets                                                | 12    |           | 190,000 |           | 190,000 |
| <b>Current assets</b>                                          |       |           |         |           |         |
| Cash at bank and in hand                                       |       | 18,422    |         | 20,050    |         |
| <b>Creditors: amounts falling due within one year</b>          | 14    | (4,805)   |         | (4,806)   |         |
| <b>Net current assets</b>                                      |       |           | 13,617  |           | 15,244  |
| <b>Total assets less current liabilities</b>                   |       |           | 203,617 |           | 205,244 |
| <b>Creditors: amounts falling due after more than one year</b> | 15    | (158,830) |         | (163,636) |         |
| <b>Net assets excluding pension liability</b>                  |       |           | 44,787  |           | 41,608  |
| <b>Net assets</b>                                              |       |           | 44,787  |           | 41,608  |
| <b>The funds of the charity</b>                                |       |           |         |           |         |
| Restricted income funds                                        | 16    | 13,071    |         | 10,847    |         |
| Unrestricted funds                                             |       | 31,716    |         | 30,761    |         |
|                                                                |       | 44,787    |         | 41,608    |         |

The financial statements were approved by the trustees on ...18th July 2024..



Ms D Twitchen MBE  
Trustee

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2023

---

### 1 Accounting policies

#### Charity information

Landport Community Hub is a Charitable Incorporated Organisation (CIO) registered on 14 October 2016.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings not depreciated

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

### 2 Income from donations and legacies

|                     | Unrestricted<br>funds<br>2023<br>£ | Restricted<br>funds<br>2023<br>£ | Total<br>2023<br>£ | Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2022<br>£ | Total<br>2022<br>£ |
|---------------------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
| Donations and gifts | 6,592                              | -                                | 6,592              | 500                                | -                                | 500                |
| Grants              | -                                  | 20,025                           | 20,025             | -                                  | 21,679                           | 21,679             |
|                     | <u>6,592</u>                       | <u>20,025</u>                    | <u>26,617</u>      | <u>500</u>                         | <u>21,679</u>                    | <u>22,179</u>      |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 3 Income from other trading activities

|                                    | Unrestricted<br>funds<br>2023<br>£ | Unrestricted<br>funds<br>2022<br>£ |
|------------------------------------|------------------------------------|------------------------------------|
| Letting and licensing arrangements | 15,519                             | 15,704                             |

### 4 Income from investments

|                     | Unrestricted<br>funds<br>2023<br>£ | Unrestricted<br>funds<br>2022<br>£ |
|---------------------|------------------------------------|------------------------------------|
| Interest receivable | 90                                 | -                                  |

### 5 Expenditure on charitable activities

|                                                           | 2023<br>£ | 2022<br>£ |
|-----------------------------------------------------------|-----------|-----------|
| <b>Direct costs</b>                                       |           |           |
| Maintenance                                               | 17,801    | 19,337    |
| <b>Share of support and governance costs (see note 6)</b> |           |           |
| Support                                                   | 13,298    | 12,133    |
|                                                           | 31,099    | 31,470    |
| <b>Analysis by fund</b>                                   |           |           |
| Unrestricted funds                                        | 13,298    | 12,133    |
| Restricted funds                                          | 17,801    | 19,337    |
|                                                           | 31,099    | 31,470    |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 6 Support costs allocated to activities

|                          | 2023<br>£     | 2022<br>£     |
|--------------------------|---------------|---------------|
| Light and heat           | 3,064         | 1,586         |
| Water                    | 531           | 465           |
| Maintenance              | 2,544         | 3,373         |
| Insurance                | 922           | 906           |
| Cleaner                  | 4,083         | 4,422         |
| Licenses                 | 264           | 296           |
| Loft                     | -             | 1,085         |
| Administration officer   | 870           | -             |
| Governance costs         | 1,020         | -             |
|                          | <u>13,298</u> | <u>12,133</u> |
| <b>Analysed between:</b> |               |               |
| Charitable activities    | <u>13,298</u> | <u>12,133</u> |

### 7 Net movement in funds

|                                                                                    | 2023<br>£    | 2022<br>£ |
|------------------------------------------------------------------------------------|--------------|-----------|
| The net movement in funds is stated after charging/(crediting):                    |              |           |
| Fees payable for the independent examination of the charity's financial statements | <u>1,020</u> | <u>-</u>  |

### 8 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

Expenses totalling £6,800 (2022 - £Nil) were reimbursed to Trustees for maintenance and garden expenditure.

### 9 Employees

The average monthly number of employees during the year was:

|       | 2023<br>Number | 2022<br>Number |
|-------|----------------|----------------|
| Total | <u>-</u>       | <u>-</u>       |

There were no employees whose annual remuneration was more than £60,000.

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 10 Other expenditure

|                   | Unrestricted<br>funds<br>2023<br>£ | Unrestricted<br>funds<br>2022<br>£ |
|-------------------|------------------------------------|------------------------------------|
| Mortgage interest | 7,948                              | 11,253                             |

### 11 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

### 12 Tangible fixed assets

|                        | Freehold land and<br>buildings<br>£ |
|------------------------|-------------------------------------|
| <b>Cost</b>            |                                     |
| At 1 October 2022      | 190,000                             |
| At 30 September 2023   | 190,000                             |
| <b>Carrying amount</b> |                                     |
| At 30 September 2023   | 190,000                             |
| At 30 September 2022   | 190,000                             |

### 13 Loans and overdrafts

|                         | 2023<br>£ | 2022<br>£ |
|-------------------------|-----------|-----------|
| Bank loans              | 163,635   | 168,442   |
| Payable within one year | 4,805     | 4,806     |
| Payable after one year  | 158,830   | 163,636   |

The long-term loans are secured by fixed charges over the freehold property.

### 14 Creditors: amounts falling due within one year

|            | Notes | 2023<br>£ | 2022<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 4,805     | 4,806     |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 30 SEPTEMBER 2023

#### 15 Creditors: amounts falling due after more than one year

|            | Notes | 2023<br>£ | 2022<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 13    | 158,830   | 163,636   |

#### 16 Restricted funds

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

|            | Balance at<br>1 October<br>2021 | Movement in funds          |                            | Balance at<br>1 October<br>2022 | Movement in funds          |                            | Balance at<br>30<br>September<br>2023 |
|------------|---------------------------------|----------------------------|----------------------------|---------------------------------|----------------------------|----------------------------|---------------------------------------|
|            | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                                     |
| Click      | 2,200                           | 10,328                     | (10,012)                   | 2,516                           | -                          | (1,660)                    | 856                                   |
| Loft       | -                               | 9,851                      | (8,342)                    | 1,509                           | -                          | -                          | 1,509                                 |
| Garden     | -                               | 1,500                      | (983)                      | 517                             | 3,700                      | (6,800)                    | (2,583)                               |
| Lottery    | 3,991                           | -                          | -                          | 3,991                           | -                          | -                          | 3,991                                 |
| Playscheme | 741                             | -                          | -                          | 741                             | -                          | -                          | 741                                   |
| Sussex (1) | 1,402                           | -                          | -                          | 1,402                           | -                          | -                          | 1,402                                 |
| Sussex (2) | 302                             | -                          | -                          | 302                             | -                          | -                          | 302                                   |
| ESCC Grant | 6                               | -                          | -                          | 6                               | 16,325                     | (9,341)                    | 6,990                                 |
| Mortgage   | (137)                           | -                          | -                          | (137)                           | -                          | -                          | (137)                                 |
|            | <u>8,505</u>                    | <u>21,679</u>              | <u>(19,337)</u>            | <u>10,847</u>                   | <u>20,025</u>              | <u>(17,801)</u>            | <u>13,071</u>                         |

#### Click

A group based at the Hub for 18-25 year olds by local youth leaders.

#### Loft

Renovations of the loft area, including putting stairs up, setting out storage areas and creating a new room on the landing below the loft.

#### Garden

The Community Garden, run by the Hub, includes payment of the gardener and all expenses related to running the garden.

#### Lottery

Redecorating and improving the hall at the Hub, including building storage cupboards and padding insulation panels to the walls. Also to create a dance studio area.

#### Playscheme

Play scheme run for under 5s at the Hub in summer holidays.

#### Sussex 1 and 2 ESCC

Continual support of the local Foodbank

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 SEPTEMBER 2023

### 17 Analysis of net assets between funds

|                              | Unrestricted<br>funds<br>2023<br>£ | Restricted<br>funds<br>2023<br>£ | Total<br>2023<br>£ |
|------------------------------|------------------------------------|----------------------------------|--------------------|
| <b>At 30 September 2023:</b> |                                    |                                  |                    |
| Tangible assets              | 190,000                            | -                                | 190,000            |
| Current assets/(liabilities) | 546                                | 13,071                           | 13,617             |
| Long term liabilities        | (158,830)                          | -                                | (158,830)          |
|                              | <u>31,716</u>                      | <u>13,071</u>                    | <u>44,787</u>      |
|                              |                                    |                                  |                    |
|                              | Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2022<br>£ | Total<br>2022<br>£ |
| <b>At 30 September 2022:</b> |                                    |                                  |                    |
| Tangible assets              | 190,000                            | -                                | 190,000            |
| Current assets/(liabilities) | 4,397                              | 10,847                           | 15,244             |
| Long term liabilities        | (163,636)                          | -                                | (163,636)          |
|                              | <u>30,761</u>                      | <u>10,847</u>                    | <u>41,608</u>      |

### 18 Related party transactions

There were no disclosable related party transactions during the year (2022 - none).

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# Accounts

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**LANDPORT COMMUNITY HUB**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

# LANDPORT COMMUNITY HUB

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Ms D Twitchen MBE  
Mr J L Tait  
Mr N C Kortalla-Bird  
Ms P Campbell  
Ms W Baker  
Mr I Campbell  
Mrs R O'Keeffe MBE  
Ms E Clarke

(Appointed 29 March 2022)

**Charity number**

1169671

**Principal address**

6 Horsfield Road  
Lewes  
BN7 2TA

**Independent examiner**

Knill James LLP  
One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

# LANDPORT COMMUNITY HUB

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| Independent examiner's report     | 4           |
| Statement of financial activities | 5           |
| Balance sheet                     | 6           |
| Notes to the financial statements | 7 - 13      |

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# LANDPORT COMMUNITY HUB

## CHAIR'S REPORT

***FOR THE YEAR ENDED 30 SEPTEMBER 2022***

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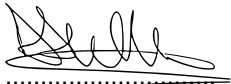
The year ended with a pleasing uptick in the number of varied activities taking place at the Hub, with not only familiar organisations going from strength to strength but also new ones coming in and flourishing.

Following the challenges of the pandemic the trustees have been working hard to make sure that the subsequent challenges of the cost of living crisis have had as little impact as possible on local people's access to events at the Hub.

We have continued to renovate or repair sections of the building, as much as possible when regular users would not be at all inconvenienced.

Thanks go to all of our dedicated Trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

All have been very happy to see the building fully opened up again and we have been able to continue works to the loft and plans for complete renovation of the middle section of the building.



Ms D Twitchen MBE

**Chair**

Date: 18 July 2023

# LANDPORT COMMUNITY HUB

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 30 SEPTEMBER 2022

---

The trustees present their annual report and financial statements for the year ended 30 September 2022.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's [governing document], the Charities Act 2011 and "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)" (effective 1 January 2019).

#### **Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building continues to provide a home for several main organisations together with flexible availability for any and all community and local groups who would like to hire it for events. The main groups are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children in low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support, and a youth group running under the local authority provision for young people with substantial and significant additional challenges which is associated with a charity for this purpose.

Additional groups also using the building include fitness groups such as bounce fit and a local Move-It group for fitness for all, and regular sessions of Table Tennis, plus a number of one off cultural, arts and social events aimed at including all in the local area. A new group coming to the Hub this year has been the local recently formed Men's Shed, and there is now a regular Repair Cafe operating from the building again now that everything is open.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit; running a charity (PB2)'

#### **Achievements and performance**

The challenges this year have changed, with emphasis on availability and accessibility for those in need of support, together with improving the aspects of the building that will make it into a potential warm space throughout coming winters. The trustees are looking forward to further progress being made to make the space accessible to all, especially in terms of heating.

#### **Financial review**

The results for the financial year are shown in the Statement of Financial Activities on page 5, the Trustees consider the deficit for the year to be acceptable.

#### **Structure, governance and management**

The charity is a charitable incorporated organisation (CIO) registered on 14 October 2016.

The trustees who served during the year and up to the date of signature of the financial statements were:

Ms D Twitchen MBE

Mr J L Tait

Mr N C Kortalla-Bird

Ms P Campbell

Ms W Baker

Mr I Campbell

Mrs R O'Keeffe MBE

Ms E Clarke

(Resigned 17 July 2023)

(Appointed 29 March 2022)

There were no resignations during the year.

# LANDPORT COMMUNITY HUB

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

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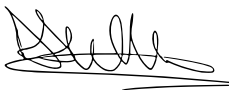
### **Staffing**

We have continued to employ a building supervisor and have continued to make sure that she has access to appropriate training.

### **Trustees**

The trustees have met regularly, and have been happy to be able to move away from the lockdown regime of online meetings to face to face again, with all the possibilities for positive interaction within the space we are looking after again. Being able to physically tour and inspect the building as appropriate is a great asset to progress.

The trustees' report was approved by the Board of Trustees.



Ms D Twitchen MBE

**Trustee**

18 July 2023

# LANDPORT COMMUNITY HUB

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF LANDPORT COMMUNITY HUB

---

I report to the trustees on my examination of the financial statements of Landport Community Hub (the charity) for the year ended 30 September 2022.

#### **Responsibilities and basis of report**

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

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

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

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 that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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 financial statements to be reached.



M A Filsell FCA for and on behalf of  
Knill James LLP

One Bell Lane  
Lewes  
East Sussex  
BN7 1JU

Dated: 27 July 2023

# LANDPORT COMMUNITY HUB

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

|                                               |       | Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2022<br>£ | Total<br>2022<br>£ | Unrestricted<br>funds<br>2021<br>£ | Restricted<br>funds<br>2021<br>£ | Total<br>2021<br>£ |
|-----------------------------------------------|-------|------------------------------------|----------------------------------|--------------------|------------------------------------|----------------------------------|--------------------|
|                                               | Notes |                                    |                                  |                    |                                    |                                  |                    |
| <b><u>Income from:</u></b>                    |       |                                    |                                  |                    |                                    |                                  |                    |
| Donations and legacies                        | 2     | 500                                | 21,679                           | 22,179             | 24,988                             | 8,811                            | 33,799             |
| Charitable activities                         | 3     | -                                  | -                                | -                  | 4,636                              | -                                | 4,636              |
| Other trading activities                      | 4     | 15,704                             | -                                | 15,704             | 12,333                             | -                                | 12,333             |
| <b>Total income</b>                           |       | 16,204                             | 21,679                           | 37,883             | 41,957                             | 8,811                            | 50,768             |
| <b><u>Expenditure on:</u></b>                 |       |                                    |                                  |                    |                                    |                                  |                    |
| Charitable activities                         | 5     | 12,133                             | 19,337                           | 31,470             | 5,641                              | 11,256                           | 16,897             |
| Other                                         | 9     | 11,253                             | -                                | 11,253             | 8,963                              | -                                | 8,963              |
| <b>Total expenditure</b>                      |       | 23,386                             | 19,337                           | 42,723             | 14,604                             | 11,256                           | 25,860             |
| <b>Net (expenditure)/income for the year/</b> |       |                                    |                                  |                    |                                    |                                  |                    |
| <b>Net movement in funds</b>                  |       | (7,182)                            | 2,342                            | (4,840)            | 27,353                             | (2,445)                          | 24,908             |
| Fund balances at 1 October 2021               |       | 37,943                             | 8,505                            | 46,448             | 10,590                             | 10,950                           | 21,540             |
| <b>Fund balances at 30 September 2022</b>     |       | 30,761                             | 10,847                           | 41,608             | 37,943                             | 8,505                            | 46,448             |

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

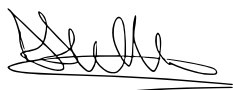
# LANDPORT COMMUNITY HUB

## BALANCE SHEET

AS AT 30 SEPTEMBER 2022

|                                                                | Notes | 2022<br>£ | £         | 2021<br>£ | £         |
|----------------------------------------------------------------|-------|-----------|-----------|-----------|-----------|
| <b>Fixed assets</b>                                            |       |           |           |           |           |
| Tangible assets                                                | 11    |           | 190,000   |           | 190,000   |
| <b>Current assets</b>                                          |       |           |           |           |           |
| Cash at bank and in hand                                       |       | 20,050    |           | 26,388    |           |
| <b>Creditors: amounts falling due within one year</b>          | 13    | (4,806)   |           | (12,753)  |           |
| Net current assets                                             |       |           | 15,244    |           | 13,635    |
| <b>Total assets less current liabilities</b>                   |       |           | 205,244   |           | 203,635   |
| <b>Creditors: amounts falling due after more than one year</b> | 14    |           | (163,636) |           | (157,187) |
| <b>Net assets</b>                                              |       |           | 41,608    |           | 46,448    |
| <b>Income funds</b>                                            |       |           |           |           |           |
| Restricted funds                                               | 15    |           | 10,847    |           | 8,505     |
| Unrestricted funds                                             |       |           | 30,761    |           | 37,943    |
|                                                                |       |           | 41,608    |           | 46,448    |

The financial statements were approved by the Trustees on 18 July 2023



Ms D Twitchen MBE  
Trustee

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 SEPTEMBER 2022

---

### 1 Accounting policies

#### Charity information

Landport Community Hub is a Charitable Incorporated Organisation (CIO) registered on 14 October 2016.

#### 1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's governing document, the Charities Act 2011, FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Charities SORP "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)" (effective 1 January 2019). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

#### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

#### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

#### 1.4 Income

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

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### 1 Accounting policies

(Continued)

#### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

|                             |                 |
|-----------------------------|-----------------|
| Freehold land and buildings | not depreciated |
|-----------------------------|-----------------|

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 30 SEPTEMBER 2022**

### 2 Donations and legacies

|                     | Unrestricted<br>funds | Restricted<br>funds | Total         | Unrestricted<br>funds | Restricted<br>funds | Total         |
|---------------------|-----------------------|---------------------|---------------|-----------------------|---------------------|---------------|
|                     | 2022<br>£             | 2022<br>£           | 2022<br>£     | 2021<br>£             | 2021<br>£           | 2021<br>£     |
| Donations and gifts | 500                   | 19,744              | 20,244        | 15,081                | -                   | 15,081        |
| Grants              | -                     | 1,935               | 1,935         | 9,907                 | 8,811               | 18,718        |
|                     | <u>500</u>            | <u>21,679</u>       | <u>22,179</u> | <u>24,988</u>         | <u>8,811</u>        | <u>33,799</u> |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 3 Charitable activities

|              | 2021<br>£    |
|--------------|--------------|
| Other income | 4,636        |
|              | <u>4,636</u> |

### 4 Other trading activities

|                                    | Unrestricted<br>funds | Unrestricted<br>funds |
|------------------------------------|-----------------------|-----------------------|
|                                    | 2022<br>£             | 2021<br>£             |
| Letting and licensing arrangements | 15,704                | 12,333                |
|                                    | <u>15,704</u>         | <u>12,333</u>         |

### 5 Charitable activities

|                                     | 2022<br>£     | 2021<br>£     |
|-------------------------------------|---------------|---------------|
| Maintenance                         | 19,337        | 11,256        |
| Share of support costs (see note 6) | 12,133        | 5,641         |
|                                     | <u>31,470</u> | <u>16,897</u> |
| <b>Analysis by fund</b>             |               |               |
| Unrestricted funds                  | 12,133        | 5,641         |
| Restricted funds                    | 19,337        | 11,256        |
|                                     | <u>31,470</u> | <u>16,897</u> |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 6 Support costs

|                                        | Support costs | Governance costs | 2022          | Support costs | Governance costs | 2021         |
|----------------------------------------|---------------|------------------|---------------|---------------|------------------|--------------|
|                                        | £             | £                | £             | £             | £                | £            |
| Light & Heat                           | 1,586         | -                | 1,586         | 2,704         | -                | 2,704        |
| Water Rates                            | 465           | -                | 465           | 109           | -                | 109          |
| Maintenance                            | 3,373         | -                | 3,373         | 437           | -                | 437          |
| Insurance                              | 906           | -                | 906           | 962           | -                | 962          |
| Cleaner                                | 4,422         | -                | 4,422         | 1,429         | -                | 1,429        |
| Licenses                               | 296           | -                | 296           | -             | -                | -            |
| Loft                                   | 1,085         | -                | 1,085         | -             | -                | -            |
|                                        | <u>12,133</u> | <u>-</u>         | <u>12,133</u> | <u>5,641</u>  | <u>-</u>         | <u>5,641</u> |
| Analysed between Charitable activities | <u>12,133</u> | <u>-</u>         | <u>12,133</u> | <u>5,641</u>  | <u>-</u>         | <u>5,641</u> |

### 7 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the charity during the year.

### 8 Employees

The average monthly number of employees during the year was:

|       | 2022<br>Number | 2021<br>Number |
|-------|----------------|----------------|
| Total | <u>-</u>       | <u>-</u>       |

There were no employees whose annual remuneration was more than £60,000.

### 9 Other

|          | Unrestricted funds | Unrestricted funds |
|----------|--------------------|--------------------|
|          | 2022<br>£          | 2021<br>£          |
| Mortgage | <u>11,253</u>      | <u>8,963</u>       |

### 10 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 11 Tangible fixed assets

|                        | Freehold land and<br>buildings<br>£ |
|------------------------|-------------------------------------|
| <b>Cost</b>            |                                     |
| At 1 October 2021      | 190,000                             |
| At 30 September 2022   | 190,000                             |
| <b>Carrying amount</b> |                                     |
| At 30 September 2022   | 190,000                             |
| At 30 September 2021   | 190,000                             |

### 12 Loans and overdrafts

|                         | 2022<br>£ | 2021<br>£ |
|-------------------------|-----------|-----------|
| Bank loans              | 168,442   | 169,940   |
| Payable within one year | 4,806     | 12,753    |
| Payable after one year  | 163,636   | 157,187   |

The long-term loans are secured by fixed charges over the freehold property.

### 13 Creditors: amounts falling due within one year

|            | Notes | 2022<br>£ | 2021<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 12    | 4,806     | 12,753    |

### 14 Creditors: amounts falling due after more than one year

|            | Notes | 2022<br>£ | 2021<br>£ |
|------------|-------|-----------|-----------|
| Bank loans | 12    | 163,636   | 157,187   |

# LANDPORT COMMUNITY HUB

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 30 SEPTEMBER 2022

### 15 Restricted funds

The income funds of the charity include restricted funds comprising the following unexpended balances of donations and grants held on trust for specific purposes:

|            | Balance at<br>1 October<br>2021 | Movement in funds          |                            | Balance at<br>30<br>September<br>2022 |
|------------|---------------------------------|----------------------------|----------------------------|---------------------------------------|
|            | £                               | Incoming<br>resources<br>£ | Resources<br>expended<br>£ | £                                     |
| Click      | 2,200                           | 10,328                     | (10,012)                   | 2,516                                 |
| Loft       | -                               | 9,851                      | (8,342)                    | 1,509                                 |
| Garden     | -                               | 1,500                      | (983)                      | 517                                   |
| Lottery    | 3,991                           | -                          | -                          | 3,991                                 |
| Playscheme | 741                             | -                          | -                          | 741                                   |
| Sussex (1) | 1,402                           | -                          | -                          | 1,402                                 |
| Sussex (2) | 302                             | -                          | -                          | 302                                   |
| ESCC Grant | 6                               | -                          | -                          | 6                                     |
| Mortgage   | (137)                           | -                          | -                          | (137)                                 |
|            | <u>8,505</u>                    | <u>21,679</u>              | <u>(19,337)</u>            | <u>10,847</u>                         |

### 16 Analysis of net assets between funds

|                                                              | Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2022<br>£ | Total Unrestricted<br>funds<br>2022<br>£ | Restricted<br>funds<br>2021<br>£ | Total<br>2021<br>£ |
|--------------------------------------------------------------|------------------------------------|----------------------------------|------------------------------------------|----------------------------------|--------------------|
| Fund balances at 30<br>September 2022 are<br>represented by: |                                    |                                  |                                          |                                  |                    |
| Tangible assets                                              | 190,000                            | -                                | 190,000                                  | 190,000                          | 190,000            |
| Current assets/(liabilities)                                 | 4,397                              | 10,847                           | 15,244                                   | 5,130                            | 13,635             |
| Long term liabilities                                        | (163,636)                          | -                                | (163,636)                                | (157,187)                        | (157,187)          |
|                                                              | <u>30,761</u>                      | <u>10,847</u>                    | <u>41,608</u>                            | <u>37,943</u>                    | <u>46,448</u>      |

### 17 Related party transactions

There were no disclosable related party transactions during the year (2021 - none).

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# Accounts

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**Charity Registration No. 1169671(England and Wales)**

**LANPORT COMMUNITY HUB  
ANNUAL REPORT AND UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

**LANPORT COMMUNITY HUB  
ANNUAL REPORT AND UNAUDITED ACCOUNTS  
CONTENTS**

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| Income statement                | 8     |
| Statement of financial position | 9     |

**LANPORT COMMUNITY HUB  
CHARITY INFORMATION  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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**Trustees**

Deborah Twitchen  
Tony Rowell  
Jonathan Lloyd Tait  
Nicolas Charles Kortalla-Bird  
Christina Ruth O'Keeffe MBE  
Philippa Jane Campbell  
Wendy Baker  
Ian Campbell

**Charity Number**

1169671(England and Wales)

**Registered Office**

6 Horsfield Road  
Lewes  
BN7 2TA

**Trading Address**

Landport Road,  
Lewes,  
BN7 2S

**Accountants**

Richard Baskott  
Beancounters of Lewes Ltd  
3a North Street  
Lewes  
BN7 2PA

**LANPORT COMMUNITY HUB  
TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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The trustees have pleasure in presenting their report and financial statements for the charity for the year ended 30th September 2021. The trustees have adopted the provisions of 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 the Republic of Ireland (FRS 102) (effective January 2019)

**Trustees**

The following Trustees held office during the whole of the year:

Deborah Twitchen  
Jonathan Lloyd Tait  
Nicolas Charles Kortalla-Bird  
Christina Ruth O'Keeffe Mbe  
Philippa Jane Campbell  
Wendy Baker  
Ian Campbell

The following Trustees held office for part of the whole of the year:

Tony Rawl – Resigned 01 July 2021

**Chair's report**

The year ended with many of the usual selection of activities and events at the Hub re-starting and a few new ones being added following the lockdowns of the pandemic. The trustees were pleased to find that almost all of the organisations that were meeting at the Hub had been able to weather the difficulties of the past year.

It has not surprisingly again been a challenging year but the trustees have continued to work hard, and have had the happy task of presiding over the re-opening of the building as things improved.

We have continued to renovate or repair sections of the building, as much as possible when regular users would not be at all inconvenienced.

**LANPORT COMMUNITY HUB  
TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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Thanks go to all of our dedicated Trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

All have been very happy to see the building opening up again and we are planning works to the loft and the middle section of the building in the coming year.

### **Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building continues to provide a home for several main organisations together with flexible availability for any and all community and local groups who would like to hire it for events.

The main groups are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children in low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support, and a youth group running under the local authority provision for young people with substantial and significant additional challenges which is associated with a charity for this purpose.

Additional groups also using the building include fitness groups such as bounce fit and a local Move-It group for fitness for all, plus a number of one off cultural, arts and social events aimed at including all in the local area. Sadly the martial arts group meeting in the hub has stop trading owing to the pandemic but we are gaining a new youth group for young adults called "Click" which will be based at the Hub.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit; running a charity (PB2)'

### **Achievements and performance**

Although it has been another challenging year the Hub remained open as needed for activities which the Government required or permitted during the pandemic and as soon as possible has safely re-opened with all the correct procedures in place.

### **Staffing**

We have continued to employ a building supervisor and used all the appropriate measures as the pandemic was winding down to make sure that the supervisor was fully aware and compliant with all the

**LANPORT COMMUNITY HUB  
TRUSTEES' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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rules as they changed. The supervisor has been attending throughout as allowed to make the building a covid safe environment for those either required or later again permitted to be there.

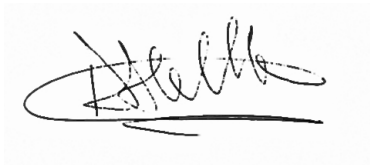
**Building users**

We kept the building open as permitted in the pandemic and have then been happy to be able to fully re-open it as regulations changed, arranging for it to be covid safe in accordance with whatever regulations were in place at the time.

**Trustees**

The trustees have met regularly, during lockdown via online platforms, to make sure that all regulations were complied with, and planning was effected not only for building maintenance but also planning for the future. The trustees are looking forward to being able to meet in person again and be able to physically tour and inspect the building as appropriate.

Approved by the board on: 31 July 2022

A handwritten signature in black ink, appearing to read 'Deborah Twitchen', with a large, sweeping flourish underneath.

**Deborah Twitchen,**

**Chair**

**LANPORT COMMUNITY HUB  
ACCOUNTANTS' REPORT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

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**Independent Examiners Report to the Trustees For the year ended 30 September 2021**

I report to the trustees on my examination of the accounts of the charity for the year ended 31 March 2021.

**Responsibilities and basis of report**

As the charity trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the 2011 Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiners 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 that in any material respect:

1. accounting records were not kept in respect of the Charity as required by section 130 of the 2011 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.



Richard Baskott  
Beancounters of Lewes Ltd  
3a North Street  
Lewes  
BN7 2PA  
31 July 2022

**LANPORT COMMUNITY HUB  
INCOME STATEMENT  
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

|                                   | <b>2021</b>         | <b>2021</b>       | <b>2021</b>   | <b>2020</b>         | <b>2020</b>       |
|-----------------------------------|---------------------|-------------------|---------------|---------------------|-------------------|
|                                   | <b>Unrestricted</b> | <b>Restricted</b> | <b>Total</b>  | <b>Unrestricted</b> | <b>Restricted</b> |
| <b>Income</b>                     |                     |                   |               |                     |                   |
| Donations                         | 12,133              | -                 | <b>12,133</b> | 2,512               | -                 |
| Lettings                          | 12,333              | -                 | <b>12,333</b> | 13,888              | -                 |
| Grants                            | 9,907               | 8,811             | <b>18,719</b> | 10,000              | 10,630            |
| Sundry Income                     | 4,636               | -                 | <b>4,636</b>  | -                   | -                 |
| Gift Aid                          | 2,948               | -                 | <b>2,948</b>  | -                   | -                 |
| <b>Total Income</b>               | <b>41,956</b>       | <b>8,811</b>      | <b>50,767</b> | <b>26,400</b>       | <b>10,630</b>     |
| <b>Expenses</b>                   |                     |                   |               |                     |                   |
| Mortgage Costs                    | 8,963               | -                 | <b>8,963</b>  | 12,753              | -                 |
| Light & Heat                      | 2,704               | -                 | <b>2,704</b>  | 3,930               | -                 |
| Water Rates                       | 109                 | -                 | <b>109</b>    | 687                 | -                 |
| Maintenance                       | 438                 | 11,256            | <b>11,694</b> | 107                 | 648               |
| Equipment                         | -                   | -                 | -             | 509                 | -                 |
| Playscheme                        | -                   | -                 | -             | -                   | 18                |
| Insurance                         | 962                 | -                 | <b>962</b>    | 751                 | -                 |
| Cleaner                           | 1,429               | -                 | <b>1,429</b>  | 1,743               | -                 |
| <b>Total Expenses</b>             | <b>14,605</b>       | <b>11,256</b>     | <b>25,861</b> | <b>20,481</b>       | <b>666</b>        |
| <b>Net of receipts/(payments)</b> | <b>27,352</b>       | <b>(2,445)</b>    | <b>24,907</b> | <b>5,919</b>        | <b>9,964</b>      |
| Transfer between Funds            | -                   | -                 | -             | 1,038               | (1,038)           |
| Transfer between Funds            | -                   | -                 | -             | (625)               | 625               |
| <b>Income less expenditure</b>    | <b>27,352</b>       | <b>(2,445)</b>    | <b>24,907</b> | <b>6,332</b>        | <b>9,551</b>      |

**LANPORT COMMUNITY HUB  
STATEMENT OF FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2021**

|                              |                | 2021                 |               | 2020                 |
|------------------------------|----------------|----------------------|---------------|----------------------|
| <b>Land &amp; Buildings</b>  |                |                      |               |                      |
| At Cost                      |                | 190,000              |               | -                    |
| <b>Current Assets</b>        |                |                      |               |                      |
| Cash at Bank                 | 26,388         |                      | 21,540        |                      |
| Deferred Income              | -              |                      | 11,633        |                      |
|                              | <u>26,388</u>  |                      | <u>33,173</u> |                      |
| <b>Current Liabilities</b>   |                |                      |               |                      |
| Bank Loans - under 12 months | 12,753         |                      | -             |                      |
| Other Loans                  | -              | 13,634               | 11,633        | 21,540               |
|                              | <u>-</u>       |                      | <u>11,633</u> |                      |
| <b>Long Term Liability</b>   |                |                      |               |                      |
| Bank Loans - Over 12 months  |                | <u>157,187</u>       |               | <u>-</u>             |
|                              |                | <b>46,447</b>        |               | <b>21,540</b>        |
|                              |                | <u><u>46,447</u></u> |               | <u><u>21,540</u></u> |
| <b>Restricted Funds</b>      |                |                      |               |                      |
| Brought Forward              | 10,950         |                      | 1,399         |                      |
| Net Receipts in year         | <u>(2,445)</u> | 8,505                | <u>9,551</u>  | 10,950               |
| <b>Unrestricted Funds</b>    |                |                      |               |                      |
| Brought Forward              | 10,590         |                      | 4,258         |                      |
| Net Receipts in year         | <u>27,352</u>  | <u>37,942</u>        | <u>6,332</u>  | <u>10,590</u>        |
|                              |                | <b>46,447</b>        |               | <b>21,540</b>        |
|                              |                | <u><u>46,447</u></u> |               | <u><u>21,540</u></u> |

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) - (Charities SORP FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements were approved by the Board of Trustees and authorised for issue on 31 July 2022 and were signed on its behalf by



.....  
Deborah Twitchen

Charity Registration No. 1169671

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# Accounts

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**Landport Community**  
**Hub Report of the**  
**Trustees**  
**For the year ended 30th**  
**September 2020**

The trustees have pleasure in presenting their report and the financial statements for the charity for the year ended 30th September 2020. The trustees have adopted the provisions of 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 the Republic of Ireland (FRS 102) (effective 1 January 2019).

**Chair's report**

The year started with the usual selection of activities and events at the Hub and many more were originally planned before lockdown.

It has turned out to be a challenging year, but the trustees have worked hard to keep the building open whenever permitted and to support Pippa's Group which was required as a nursery to remain open in lockdown. We have also been supporting the Dance Academy CIO in all of its endeavours to provide for children in a covid safe environment whenever lockdown eased.

We have used the opportunity of the building being empty to undertake further renovations and repairs whenever permitted under the regulations.

Thanks go to all of our dedicated Trustees, volunteers and the staff of the various organisations who meet at the Hub for all of their hard work.

All are looking forward very much to the future when we are planning a number of events once we are able to open the building fully again.

**Objectives and activities**

The Charity has been established to provide and manage a community building to give the opportunity for educational, social, sports and leisure activities to the residents of the Landport Estate and the surrounding town of Lewes, East Sussex.

The Hub building provides a home for several main organisations together with flexible availability for any and all community and local groups who would like to hire it for events.

The main groups are a registered charity which runs a nursery specialising in providing for children with additional needs, a CIC which provides dance lessons and opportunities for all, making it possible for children in low income families to realise their dance aspirations in a family atmosphere with plenty of pastoral support, and a youth group running under the local authority provision for young people with substantial and significant additional challenges which is associated with a charity for this purpose.

Additional groups also using the building include fitness groups such as bounce fit, martial arts and a Pilates group, plus a number of one off cultural, arts and social events aimed at including all in the local area.

The trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'

## **Achievements and Performance**

### **Achievements and performance**

Although it has been a challenging year the Hub remained open as needed for activities which the Government required or permitted and made the best use of closed time, again where permitted, for building renovation and repair.

### **Staffing**

We have continued to employ a building supervisor and used all the appropriate covid provisions to make sure that even when the building was closed she was provided for under the furlough scheme. As soon as was possible she has been able to attend to help ensure that the building was maintained as a covid safe environment for those who were required to be there.

### **Building users**

We have kept the building open whenever possible for all the groups who were required to be there and arranged for it to be covid safe in accordance with all the changing regulations as they were updated

### **Trustees**

The trustees have met regularly, during the lockdown via online platforms, to make sure that all regulations were complied with, and planning was effected not only for building maintenance but also for the future full



# Receipts and payments accounts

For the year  
from

01/10/20

To

## Section A Receipts and payments

|                                                       | Unrestricted funds<br>to the nearest £ | Restricted funds<br>to the nearest £ | Endowment funds<br>to the nearest £ |
|-------------------------------------------------------|----------------------------------------|--------------------------------------|-------------------------------------|
| <b>A1 Receipts</b>                                    |                                        |                                      |                                     |
| Donations                                             | 500                                    |                                      | -                                   |
| Lettings                                              | 2,146                                  |                                      | -                                   |
| Grants                                                |                                        | 5,464                                | -                                   |
| Gift Aid                                              | 2,948                                  |                                      | -                                   |
| Playscheme                                            |                                        |                                      | -                                   |
| <b>Sub total</b> (Gross income for AR)                | 5,594                                  | 5,464                                | -                                   |
| <b>A2 Asset and investment sales, (see table).</b>    |                                        |                                      |                                     |
| Loan                                                  |                                        | -                                    | -                                   |
| <b>Sub total</b>                                      | -                                      | -                                    | -                                   |
| <b>Total receipts</b>                                 | 5,594                                  | 5,464                                | -                                   |
| <b>A3 Payments</b>                                    |                                        |                                      |                                     |
| Premises                                              | 3,188                                  |                                      |                                     |
| Light & Heat                                          | 2,114                                  |                                      | -                                   |
| Water rates                                           | 21                                     |                                      |                                     |
| Maintenance                                           |                                        |                                      | -                                   |
| Equipment                                             |                                        |                                      |                                     |
| Refurbishment                                         |                                        | 2,110                                | -                                   |
| Playscheme                                            |                                        |                                      |                                     |
| Insurance                                             | 284                                    |                                      | -                                   |
| Foodbank                                              |                                        | 1,497                                | -                                   |
| Cleaner                                               | 500                                    |                                      | -                                   |
| <b>Sub total</b>                                      | 6,108                                  | 3,607                                | -                                   |
| <b>A4 Asset and investment purchases, (see table)</b> |                                        |                                      |                                     |
| Loan repayment                                        |                                        | -                                    | -                                   |
| <b>Sub total</b>                                      | -                                      | -                                    | -                                   |
| <b>Total payments</b>                                 | 6,108                                  | 3,607                                | -                                   |
| <b>Net of receipts/(payments)</b>                     | 515                                    | 1,858                                | -                                   |
| <b>A5 Transfers between funds</b>                     | -                                      | -                                    | -                                   |
| <b>Reallocation</b>                                   |                                        |                                      |                                     |
| <b>A6 Cash funds last year end</b>                    | 10,882                                 | 10,658                               | -                                   |

|                                        |               |               |          |
|----------------------------------------|---------------|---------------|----------|
| <b><i>Cash funds this year end</i></b> | <b>10,367</b> | <b>12,516</b> | <b>-</b> |
|----------------------------------------|---------------|---------------|----------|

## Section B Statement of assets and liabilities at the end of

| Categories             | Details                       | Unrestricted funds to nearest £ |
|------------------------|-------------------------------|---------------------------------|
| <b>B1 Cash funds</b>   | Bank account                  |                                 |
|                        | <b>Total cash funds</b>       |                                 |
|                        | receipts and fund account(s)) | OK                              |
| <b>B2 Other assets</b> | Debtors                       | 1,109                           |
|                        |                               | -                               |
| <b>B5 Liabilities</b>  | Loan                          |                                 |

Signed by one or two trustees on behalf of all the trustees

| Signature | Print Name   |
|-----------|--------------|
|           |              |
|           | Ian Campbell |

1169671

CC16a

30/09/21



**Total funds**  
**to the nearest**  
**£**

**Last year**  
**to the nearest £**

|        |
|--------|
| 500    |
| 2,146  |
| 5,464  |
| 2,948  |
| -      |
| 11,058 |

|        |
|--------|
| 2,137  |
| 13,888 |
| 21,005 |
| -      |
| -      |
| 37,030 |

|  |
|--|
|  |
|  |

|  |
|--|
|  |
|  |

**11,058**

**37,030**

|       |
|-------|
| 3,188 |
| 2,114 |
| 21    |
| -     |
| -     |
| 2,110 |
| -     |
| 284   |
| 1,497 |
| 500   |
| -     |
| 9,715 |

|        |
|--------|
| 12,753 |
| 3,930  |
| 687    |
| 307    |
| 509    |
| 448    |
| 18     |
| 751    |
| -      |
| 1,743  |
| -      |
| 21,147 |

|   |
|---|
| - |
| - |
| - |

|   |
|---|
| - |
| - |
| - |

**9,715**

**21,147**

**1,343**  
-

**15,883**  
-

**21,540**

**5,657**

**22,883**

**21,540**

the period

| Restricted funds<br>to nearest £ | Restricted funds<br>to nearest £ |
|----------------------------------|----------------------------------|
|                                  |                                  |
|                                  |                                  |
| OK                               | OK                               |
| -                                | -                                |
| -                                | -                                |
|                                  | 11,633                           |

|  |  |
|--|--|
|  |  |
|  |  |