

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

Trustees	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
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Charity number	1169671
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Principal address	6 Horsfield Road Lewes BN7 2TA
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Independent examiner	Knill James LLP One Bell Lane Lewes East Sussex BN7 1JU
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LANDPORT COMMUNITY HUB

CONTENTS

	Page
Chair's report	1
Trustees' report	2 - 3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 13

LANDPORT COMMUNITY HUB

CHAIR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2023

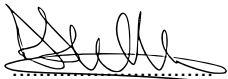
At the end of the year 2022-23 we are moving forward with an ever increasing array of hirers across the building which is improving the sustainability of the Hub.

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

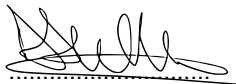
The trustees have continued to employ a building supervisor. As part of the development of the charity two further self employed workers have been added to staffing. The community garden project, run from the Hub, now has a part time gardener working on a variety of initiatives, who started work part 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 funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
	Notes						
Income from:							
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	-	-	-
Total income		22,201	20,025	42,226	16,204	21,679	37,883
Expenditure on:							
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
Total expenditure		21,246	17,801	39,047	23,386	19,337	42,723
Net income/(expenditure) and movement in funds							
		955	2,224	3,179	(7,182)	2,342	(4,840)
Reconciliation of funds:							
Fund balances at 1 October 2022		30,761	10,847	41,608	37,943	8,505	46,448
Fund balances at 30 September 2023		31,716	13,071	44,787	30,761	10,847	41,608

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

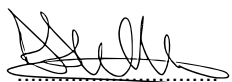
LANDPORT COMMUNITY HUB

BALANCE SHEET

AS AT 30 SEPTEMBER 2023

		2023		2022	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	12		190,000		190,000
Current assets					
Cash at bank and in hand		18,422		20,050	
Creditors: amounts falling due within one year	14	(4,805)		(4,806)	
Net current assets			13,617		15,244
Total assets less current liabilities			203,617		205,244
Creditors: amounts falling due after more than one year	15		(158,830)		(163,636)
Net assets excluding pension liability			44,787		41,608
Net assets			44,787		41,608
The funds of the charity					
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 funds 2023 £	Restricted funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Restricted funds 2022 £	Total 2022 £
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 funds 2023 £	Unrestricted funds 2022 £
Letting and licensing arrangements	15,519	15,704

4 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Interest receivable	90	-

5 Expenditure on charitable activities

	2023 £	2022 £
Direct costs		
Maintenance	17,801	19,337
Share of support and governance costs (see note 6)		
Support	13,298	12,133
	31,099	31,470
Analysis by fund		
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 £	2022 £
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>
Analysed between:		
Charitable activities	<u>13,298</u>	<u>12,133</u>

7 Net movement in funds

	2023 £	2022 £
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 Number	2022 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 funds 2023 £	Unrestricted funds 2022 £
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 buildings £
Cost	
At 1 October 2022	190,000
At 30 September 2023	190,000
Carrying amount	
At 30 September 2023	190,000
At 30 September 2022	190,000

13 Loans and overdrafts

	2023 £	2022 £
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 £	2022 £
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 £	2022 £
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 1 October 2021	Movement in funds		Balance at 1 October 2022	Movement in funds		Balance at 30 September 2023
	£	Incoming resources £	Resources expended £	£	Incoming resources £	Resources expended £	£
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)
	8,505	21,679	(19,337)	10,847	20,025	(17,801)	13,071

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 funds 2023 £	Restricted funds 2023 £	Total 2023 £
At 30 September 2023:			
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 funds 2022 £	Restricted funds 2022 £	Total 2022 £
At 30 September 2022:			
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).