

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

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	
	Mr J Herbert	(Appointed 3 July 2024)
Charity number	1169671	
Principal address	6 Horsfield Road	
	Lewes	
	BN7 2TA	
Independent examiner	TC Group	
	One Bell Lane	
	Lewes	
	East Sussex	
	BN7 1JU	

LANDPORT COMMUNITY HUB

CHAIR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2024

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

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

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

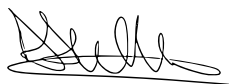
The trustees have continued to employ a building supervisor. As part of the development of the charity the two further employees taken on in the previous financial year have been kept in post as their initial appointments have proved very positive for the charity. A self-employed gardener now works year 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 funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
	Notes						
Income from:							
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
Total income		24,399	50,719	75,118	22,201	20,025	42,226
Expenditure on:							
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
Total expenditure		28,946	42,272	71,218	21,246	17,801	39,047
Net income/(expenditure) and movement in funds		(4,547)	8,447	3,900	955	2,224	3,179
Reconciliation of funds:							
Fund balances at 1 October 2023		31,716	13,071	44,787	30,761	10,847	41,608
Fund balances at 30 September 2024		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.

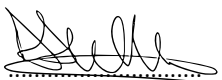
LANDPORT COMMUNITY HUB

BALANCE SHEET

AS AT 30 SEPTEMBER 2024

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

The financial statements were approved by the trustees on4th 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
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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 funds 2024 £	Restricted funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Restricted funds 2023 £	Total 2023 £
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 funds 2024 £	Unrestricted funds 2023 £
Letting and licensing arrangements	<u>16,889</u>	<u>15,519</u>

4 Income from investments

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

7	Net movement in funds	2024	2023
		£	£

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:

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

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

10 Other expenditure

	Unrestricted funds	Restricted funds	Total	Unrestricted funds	Restricted funds	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
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 £
Cost	
At 1 October 2023	190,000
At 30 September 2024	190,000
Carrying amount	
At 30 September 2024	190,000
At 30 September 2023	190,000

13 Loans and overdrafts

	2024 £	2023 £
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 £	2023 £
Bank loans	13	5,041	4,805

15 Creditors: amounts falling due after more than one year

	Notes	2024 £	2023 £
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 1 October 2022	Movement in funds		Balance at 1 October 2023	Movement in funds		Balance at 30 September 2024
	£	Incoming resources £	Resources expended £	£	Incoming resources £	Resources expended £	£
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 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 funds 2024 £	Restricted funds 2024 £	Total 2024 £
At 30 September 2024:			
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)**

	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>

18 Related party transactions

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