

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

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 E Herbert Ms E Waring	(Appointed 18 March 2026)
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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	TC Group One Bell Lane Lewes East Sussex BN7 1JU
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LANDPORT COMMUNITY HUB

CHAIR'S REPORT

FOR THE YEAR ENDED 30 SEPTEMBER 2025

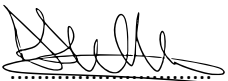
At the end of the year 2024-5 we have continued to move forward with engaging with new hirers and can offer a broader range of activities from the Hub.

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

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

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

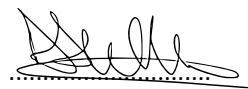
The trustees have continued to employ a building supervisor. As part of the development of the charity the two further employees taken on in a previous financial year have been kept in post as their appointments continue to prove very positive for the charity. A self-employed gardener continues to work 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

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 funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
	Notes						
Income from:							
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
Total income		<u>26,518</u>	<u>88,232</u>	<u>114,750</u>	<u>24,399</u>	<u>50,719</u>	<u>75,118</u>
Expenditure on:							
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
Total expenditure		<u>37,970</u>	<u>81,564</u>	<u>119,534</u>	<u>28,946</u>	<u>42,272</u>	<u>71,218</u>
Net income/(expenditure) and movement in funds		(11,452)	6,668	(4,784)	(4,547)	8,447	3,900
Reconciliation of funds:							
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>
Fund balances at 30 September 2025		<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.

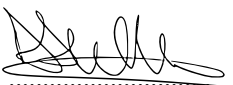
LANDPORT COMMUNITY HUB

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

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

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 2025

2 Income from donations and legacies

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
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 funds 2025 £	Unrestricted funds 2024 £
Letting and licensing arrangements	<u>14,816</u>	<u>16,889</u>

4 Income from investments

	Unrestricted funds 2025 £	Unrestricted funds 2024 £
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 £	2024 £
Direct costs		
Maintenance	51,578	17,604
Foodbank	24,904	19,998
Admin costs	4,476	2,538
	<u>80,958</u>	<u>40,140</u>
Share of support and governance costs (see note 6)		
Support and governance	31,110	23,365
	<u>112,068</u>	<u>63,505</u>
Analysis by fund		
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 £	2024 £
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>
Analysed between:		
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

7	Net movement in funds	2025	2024
		£	£

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:

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

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

10 Other expenditure

	Unrestricted funds 2025 £	Restricted funds 2025 £	Total 2025 £	Unrestricted funds 2024 £	Restricted funds 2024 £	Total 2024 £
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
£

Cost

At 1 October 2024 190,000

At 30 September 2025 190,000

Carrying amount

At 30 September 2025 190,000

At 30 September 2024 190,000

13 Loans and overdrafts

2025
£ 2024
£

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
£ 2024
£

Bank loans 13 5,289 5,041

15 Creditors: amounts falling due after more than one year

Notes 2025
£ 2024
£

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 1 October 2023	Movement in funds		Balance at 1 October 2024	Movement in funds		Balance at 30 September 2025
	£	Incoming resources £	Resources expended £	£	Incoming resources £	Resources expended £	£
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 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 - Hall	-	-	-	-	655	-	655
History 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 funds 2025 £	Restricted funds 2025 £	Total 2025 £
At 30 September 2025:			
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)**

	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>

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.