



**CHARITY COMMISSION  
FOR ENGLAND AND WALES**

## **Trustees' Annual Report for the period**

**From 1<sup>st</sup> January 2024**

**To 31<sup>st</sup> December 2024**

**Charity name: Flushing Sailing Club**

**Charity registration number: 1182993**

### **Objectives and Activities**

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The object of the CIO is to promote and facilitate community participation in healthy recreation by providing facilities for sailing for those resident in the local Flushing and Falmouth and greater area and surrounding environs.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	FSC CIO facilitates low cost keelboat and affordable racing in Falmouth Harbour and Carrick Roads for a wide age range of the population. It provides a social hub not only for race participants but also significantly for the local community.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>The trustees confirm that throughout 2024 they have had regard to the Charity Commission's guidance on public benefit.</p> <p>In particular:</p> <p>There is an open house policy on race nights and for the winter talks programme. The club house can be used as a venue, with a small donation to cover costs, by a wide range of people and organisations in the local community. The Clubhouse is used for yoga and Pilates classes and a fortnightly village coffee club.</p> <p>There is no entry fee requirement for new members applying to join the club.</p> <p>The costs of membership and Race Fees are kept low and among the lowest in the harbour. The trustees have decided to increase membership and race fees in 2025, to reflect inflationary pressures and increases in the minimum wage whilst continuing to encourage improvements in participation. We will continue to offer a reduced fee for 18-34 year olds in 2025.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	The charity will make grants in exceptional circumstances and which, in particular, promote sailing opportunities for those who might otherwise be able to afford them. A charitable donation has been made to the Flushing Village Pantomime Group to help them invest in new scenery backdrops & costumes for this community group. The Club also holds contribution boxes for a range of charitable organisations including a recent collection for the RNLI of £172.02.
Policy on social investment including program related investment	Para 1.38	Not applicable
Contribution made by volunteers	Para 1.38	<p>All Club activities are run by volunteers with the exception of 3 paid, part-time, seasonal workers and 1 part time administrator. The day to day running of the Club is done by committee members and trustees as volunteers.</p> <p>Yacht racing which is the Clubs central activity is run entirely by a dedicated race team made up of committed volunteers who give their time freely and regularly to facilitate the enjoyment of others.</p> <p>During 2024 volunteers have prepared multiple supporting documents for the pontoon proposals. These require a Marine Licence from the Marine Management Organisation and planning/listed building consent from Cornwall Council. The club is extremely fortunate to benefit from a group of members with relevant professional skills who through undertaking voluntary work have greatly reduced the professional fees which would have been otherwise incurred on the pontoon project.</p> <p>The Club received planning consent during 2024 from Cornwall Council for solar roof panels &amp; associated battery store, along with a bar store. Again, much of the supporting information was prepared free of charge by professional volunteers within the Club. The bar store element of this consent has been implemented, and we are currently seeking grant assistance for the solar panels/battery store.</p>



		<p>The Club's slipway suffered storm damage in December 2024 and temporary repairs were undertaken by volunteers and via voluntary assistance from students from Falmouth Marine School.</p> <p>Similarly, the projects to update the finance systems and ongoing work to update the website and membership systems have benefitted hugely from the expertise of a small number of volunteers who have given so freely of their time.</p> <p>A very large thank you to all our volunteers, we couldn't do it without your magnificent support and commitment.</p>
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## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The Club has successfully run its full race programme of nearly 60 events throughout the season, attracting competitors from throughout the area. In total just 102 boats raced in 11 different classes. Over the season we estimate that equates to some 4,300 people out on the water and pleasingly saw a good number of new and young sailors among them. Our Tuesday evening racing remains the best supported regular racing in the Harbour by far.</p> <p>New volunteers joined our highly experienced race office team.</p> <p>The links established with Falmouth University have continued to develop to encourage more young people to participate in our events. This has been further facilitated by the development of the FSC Crewing WhatsApp group which puts potential crew in touch with boat owners and vice versa.</p> <p>The winter talks programme and Friday night suppers assist in maintaining the club's role as a social hub and to foster the all-important community spirit. The development of Friday evenings as a social evening has been very strongly supported by members and the local community. We continue to provide a meeting venue for a number of sailing events coordinating Committees for which we do not seek facility donations.</p> <p>Thanks in part to the racing programme we run and benefits of the clubhouse,</p>

		<p>membership numbers have increased from 425 in 2023 to 472 in 2024.</p> <p>Much of the focus this year has been on continuing the work to improve the essential back-office systems to make the lives of our key volunteers easier. The adoption of the Xero accounting system, an improved website and improved renewal system represent major achievements again undertaken by dedicated volunteers.</p> <p>Improved safety advice has been a major focus for the Management Committee and trustees during the winter and specialist advice sought from the Royal Yachting Association etc. following formal reports on marine incidents in other parts of the country and in the wider sailing community. A training and awareness campaign is being rolled out for race crews prior to the new season and is open to all.</p> <p>As ever, the trustees are most grateful to all those who have worked so hard on these key projects.</p>
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#### **Additional information (optional)**

You may choose to include further statements where relevant about:

<b>Achievements against objectives set</b>	Para 1.41	See above
<b>Performance of fundraising activities against objectives set</b>	Para 1.41	The Club is now concentrating its efforts on the next phase of its Development Plan with two key elements, gaining the necessary consents for the pontoon and funding for the solar panels. Significant grant assistance will also be need for the pontoon..
<b>Investment performance against objectives</b>	Para 1.41	All surplus funds are held in accounts with UK based High Street banks.
<b>Other</b>		



## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	Cash balances at 31 <sup>st</sup> December 2024 are £117,337 which included £10,860 from members who had renewed their membership before the end of the year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>FSC has a well-established and recently reviewed, long-term Development Plan. The key focus of this is the development of top-class facilities to support access for all to the water in the pursuit of its charitable aim to promote and facilitate community participation in healthy recreation. The new Environment Plan provides a fundamental framework for these developments and investments.</p> <p>To this end specific reserves have been established for the pontoon project and solar panel proposals and to enable capital investments in Club facilities at the right time.</p> <p>The Club is very reliant on its generous sponsors and use of the Clubhouse by its members and the local community to generate the funds required to meet day-to-day running costs. The new Clubhouse costs more to run, particularly for costs such as insurance. The trustees have therefore determined that it is prudent to maintain between six and twelve months anticipated running costs by way of a general reserve. This level to be kept under periodic review.</p>
Amount of reserves held	Para 1.22	Cash balances as detailed above.
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	Not applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	None

## Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>The funds to meet normal operating costs come from members subscriptions, race entry fees and commercial sponsors. Incidental income is generated from the use of the clubhouse building by members and the local community.</p> <p>Development projects, such as the new clubhouse, are only commenced when</p>
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		sufficient funds have been raised, or guaranteed sources of funds identified, to see them through to completion. Any such funds are ring-fenced and held in a separate account.
Investment policy and objectives including any social investment policy adopted	Para 1.46	The club holds no long-term investments. The principle criterion is the security of funds, as such they are all held in accounts with UK based High Street banks.
A description of the principal risks facing the charity	Para 1.46	<p>The trustees maintain a risk register that covers all aspects of the Club's operations and which is kept under regular review. The principal risks are Operational risks. The Charity's key operational risk relates to the organisation of racing activities. Every year a comprehensive risk assessment and mitigation plan is prepared and discussed with the Falmouth Harbour Master. All racing is conducted in accordance with World Sailing Rules and the Charity uses trained and experienced race officers. Each skipper is required to acknowledge their own responsibility as regards risk management for themselves, their crew and their yacht.</p> <p>The Club has no specific junior section, nonetheless the Safeguarding risks for young people and adults at risk has been reviewed in the year and refreshed as appropriate.</p> <p>Part of the clubhouse re-development includes a much-enhanced catering facility. For the most part catering operations are outsourced to fully qualified third parties. The trustees and management committee are however mindful of their responsibilities under environmental health provisions and appropriate steps taken to ensure the legislation is fully complied with. During 2023 additional public health certificates were obtained.</p>
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	CIO constitution
How is the charity constituted?	Para 1.25	CIO



(e.g. unincorporated association, CIO)		
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<p>All trustees are elected by the Club membership at the AGM. One third of the trustees retire by rotation each year and may stand for re-election on two occasions. Any member may put their name forward to serve as a trustee when a vacancy arises.</p> <p>At the 2024 AGM one trustee retired by rotation and being eligible stood for re-election.</p>

#### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	New trustees are fully briefed on their duties and responsibilities using material from the Charity Commission website.
The charity's organisational structure and any wider network with which the charity works	Para 1.51	<p>The day-to-day activities of the Club are run by a management committee, chaired by the Club Commodore (who is also a trustee). The members of the management committee are elected annually at the AGM and are drawn from the club membership. Any member may put themselves forward for consideration by the members at the AGM.</p> <p>In a wider context the Club is an active member of the Port of Falmouth Sailing Association, The Royal Yachting Association and the Cornwall Marine Network.</p>
Relationship with any related parties	Para 1.51	
Other		

#### Reference and Administrative details

Charity name	Flushing Sailing Club	
Other name the charity uses		
Registered charity number	1182993	
Charity's principal address	New Quay Trefusis Road Flushing TR11 5TZ	

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Peter Harvey	Commodore		
3	Melanie Franks			
4	Jeanette Hill			
6	Dave Owens	Chair		
8	Sarah Roby			
9	Izi Friend		Co-opted October 2024. For election - 2025 AGM.	
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Corporate trustees – names of the directors at the date the report was approved

Director name		
Not applicable		

### Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
Not applicable		



**Funds held as custodian trustees on behalf of others**

Description of the assets held in this capacity	Not applicable
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	

**Additional information (optional)****Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Exemptions from disclosure****Reason for non-disclosure of key personnel details**

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**Other optional information**

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	A. J. L. Owens	
Full name(s)	David Owens	
Position (eg Secretary, Chair, etc)	Chair of Trustees	
Date	10 March 2024	



Flushing Sailing Club CIO	No (if any) 1182993
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## Receipts and payments accounts

For the period from	Period start date 01-Jan-24	To	Period end date 31-Dec-24
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### Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
<b>A1 Receipts</b>					
Membership incl race fees	28,699	-	-	28,699	34,700
Sponsorship, donations and grants	6,724	943	-	7,667	2,503
Bar, catering, venue hire	72,612	-	-	72,612	63,198
Bank interest received	390	-	-	390	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	108,424	943	-	109,367	100,401
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	-	-	-	-	-
<b>Total receipts</b>	108,424	943	-	109,367	100,401
<b>A3 Payments</b>					
Bar, catering, venue hire	51,619	-	-	51,619	37,369
Premises costs	15,751	-	-	15,751	12,282
Race expenses	11,960	-	-	11,960	9,758
Marketing, website communications	2,373	-	-	2,373	2,514
Professional fees	558	-	-	558	474
Bank and card charges	2,660	-	-	2,660	2,619
Other, incl admin wages	3,411	-	-	3,411	1,929
Charitable donations	985	-	-	985	1,465
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	89,317	-	-	89,317	68,410
<b>A4 Asset and investment purchases, (see table)</b>					
Clubhouse development	9,111	943	-	10,054	526
Pontoon development	25,084	-	-	25,084	2,506
<b>Sub total</b>	34,196	943	-	35,138	3,032
<b>Total payments</b>	123,513	943	-	124,456	71,442
<b>Net of receipts/(payments)</b>	15,089	-	-	15,089	28,959
<b>A5 Transfers between funds</b>	-	-	-	-	-
<b>A6 Cash funds last year end</b>	117,337	-	-	117,337	88,378
<b>Cash funds this year end</b>	102,248	-	-	102,248	117,337

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B1 Cash funds</b>	Catering account	2,135	-	-
	General Account	10,504	-	-
	Stripe	784	-	-
	Charity Bank	25,593	-	-
	Development Account	63,232	-	-
	<b>Total cash funds</b>	<b>102,248</b>	<b>-</b>	<b>-</b>
		OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Bar Stock	3,643	-	-
	Debtors	6	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>		Fund to which asset belongs	Cost (optional)	Current value (optional)
	Fixtures and fittings	Redevelopment	29,510	-
	Clubhouse	Redevelopment	443,438	-
	Club launch	General	-	-
	Trophies and other equipment	General	-	-
	Pontoon	Redevelopment	42,007	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>		Fund to which liability relates	Amount due (optional)	When due (optional)
	Memberships in advance	General	13,860	
	Creditors/accruals	General	1,556	
			-	
			-	
			-	

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

Signature  
  
 R.S. HARVEY

Print Name  
 R.S. HARVEY  
 A D K OWENS

Date of approval  
 21/2/25  
 21/2/25





**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

Charity Name

Flushing Sailing Club CIO

**On accounts for the year  
ended**

31 December 2024

**Charity no  
(if any)**

1182993

**Set out on pages**

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2024.

**Responsibilities and  
basis of report**

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

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

**Independent  
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

**Signed:**

**Date:**

21/2/2025

**Name:**

Polly Tregaskes CTA FCA

**Relevant professional  
qualification(s) or body  
(if any):**

Chartered Accountant

**Address:**

9 Orchard Vale

Flushing

Falmouth