

Hickling Broad Sailing Club CIO
RCN 1187111
Staithe Road
Hickling
Norwich
Norfolk
NR12 0YJ
UK

**ANNUAL RETURN TO CHARITY COMMISSION of ANNUAL ACCOUNTS and
REPORT for year ending 30 September 2022**

The objects of the CIO are:

1. to promote community participation in healthy recreation by providing facilities for sailing on Hickling Broad and adjoining waters, as well as facilitating canoeing, kayaking, rowing, wind-surfing and paddle-boarding, and:
2. to advance education and training for the public benefit in the subject of sailing and the use of power boats as safety boats.

Throughout the sailing season, the Club has provided opportunities for participation in its activities through regular racing programmes on Sundays and Wednesdays; open meetings; cruising days; the provision of temporary and visitor membership; public celebration of events, notably in 2022 the late Queen's Platinum Jubilee; and provision of its facilities and safety boats to other sailing organisations. As an RYA Recognised Training Centre it continues to offer certificated training courses in sailing and power boat handling to non-members as well as to its members. Other training sessions are aimed specifically at juniors and at encouraging women into the sport.

All of the Club's activities are reliant on the commitment of time, energy and skills from volunteers. It is volunteers who have the day-to-day running of the Club through the management committee; who comprise the board of trustees; staff all the many various training courses; offer their services to maintain the premises and facilities; and provide catering for Club events. Their membership fees accounted for 64% of the Club's income, and income from training courses accounted for another 20%. As the accounts show, the largest outlay is on safety and dinghy maintenance (c.20%) and rent, rates and water account for a further 20%.

Below is the **Trustees' Report to the CIO's AGM held 27 January 2023:**

This has been a frustrating year for the club in a number of areas, none more so than in relation to the efforts which have been made to complete the new lease of the clubhouse site. Although the term of the current lease expired in 2019, the club has continued to occupy the site on the same terms and conditions including the payment of rent. The club has also been

able to continue to use the Alder Carr as agreed with the NWT [Norfolk Wildlife Trust]. This area of land is to be included in the new lease.

Although the new lease is to be renewed on the same terms and conditions, other than the term of years and the rent, the solicitors acting for the NWT have taken the opportunity to update the document, although the general provisions remain the same. Having received a copy of the new draft lease in April - after some delay - and responded to the club's solicitors, we had hoped that there would be no further delays. Unfortunately this has not proved to be the case and at the present time certain points raised some time ago have still to be dealt with by the NWT. A considerable amount of effort has been put in by the club in order to complete the new lease, but to date it has not been possible to deal with the outstanding issues. The club has suggested that a joint meeting of the parties together with their respective solicitors might help to resolve the outstanding points, but unfortunately it has not been possible to arrange such a meeting. Philip Traverso, who has been the link with the club's solicitors, will be available at the meeting and will try to answer any questions that may be raised.

Malcolm, as Commodore elect, has written to the CEO of the NWT to see if anything can be done to expedite matters and is awaiting a reply at the present time.

Plans for work on the clubhouse and the changing rooms were pursued enthusiastically in the spring. The New Build committee was delighted when Fran Bradshaw agreed to offer her services to the club. Fran lives in Hickling, is a club member and is an architect with a particular interest in sustainable building in environmentally sensitive sites. She is helping steer us through the process of drawing up a design brief and commissioning an architect. Temporarily, the committee's work has had to be put on hold pending the completion of the club's leases: any applications for grant funding of the New Build work depend upon the club holding secure long-term leases. Our frustration at the hold-up is great.

In addition to the ongoing NWT lease, two further issues arose in 2022 which are proving contentious for the club:

- In February 2020, the club's solicitors began the process of registering and transferring to the CIO the title to the club car park. The onset of the pandemic delayed the transaction of this business. Meanwhile, in November 2021, the field bordering the club car park was bought by J Jefferies Ltd. (JJ Ltd). When the registration of the car park was resumed, the Land Registry found discrepancies between the extent of the common boundary claimed by the two titles. The club has supplied to its solicitors detailed documentation substantiating its claim and we await the response of JJ Ltd.
- In the course of the July 2022 management committee meeting, Julian Jefferies declared a conflict of interest: JJ Ltd, in which he is a partner, was in the process of a commercial transaction to buy from John Uff, owner of The Pleasure Boat inn, a strip of land amounting to the track through the Club dinghy park and some land alongside it. Julian left the meeting. As a result of a subsequent meeting with the flag officers, Julian agreed to step down from his position on the management committee with immediate effect. He currently remains club bosun.

We were subsequently informed on 23 November 2022 by Mr Uff and on 14 December 2022 in an email from Sue Allen, the additional shareholder in JJ Ltd, that the anticipated completion of the purchase is early in 2023.

The Management committee and trustees have also been advised by Sue Allen that, on behalf of JJ Ltd, all communications with the club are to be solely through herself.

The trustees have requested additional information from JJ Ltd. However to date no answers have been provided pending completion of the transaction, other than to indicate, in the email of 14 December 2022, that following completion, "I can instigate discussions and plan the way forward for access in a way that is mutually beneficial to both sides."

Whilst this matter is ongoing, the implications of this transaction are at best unclear in terms of future rights of access to the club over the land currently being purchased by JJ Ltd, together with uncertainty over future levels of rent that the club may be asked to pay to what would become an additional landlord (NWT and John Uff being existing landlords).

The management committee however have been advised by Mr Uff in November 2022 that there will be no change in rent until a review in March 2024, at which time discussions relating to this particular area of land will be between the club and JJ Ltd.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Hickling Broad Sailing Club CIO

1187111

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Receipts and payments accounts

For the period
from

01/10/21

To

30 Sept 2022

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Donation by HBSC "The Club"	-	-	-	-	191,728
Other Donations	-	-	-	-	579
Membership in substance donations	10,102	-	-	10,102	1,976
Subscriptions and Berthing	41,232	-	-	41,232	10,075
Boat Hire and Training	16,452	-	-	16,452	6,761
Galley, Keys, Promo	3,201	-	-	3,201	429
Grants and HMRC	3,208	-	-	3,208	-
Investment Income	94	-	-	94	1
Other	1,269	-	-	1,269	213
Sub total (Gross income for AR)	75,559	-	-	75,559	211,762
A2 Asset and investment sales, (see table).					
Boats and Equipment	3,300	-	-	3,300	550
	-	-	-	-	-
Sub total	3,300	-	-	3,300	550
Total receipts	78,859	-	-	78,859	212,312
A3 Payments					
Property related costs	15,449	-	-	15,449	757
Safety, Training & Boat maintenance	12,755	-	-	12,755	5,579
Insurance	5,524	-	-	5,524	1,482
Galley, Keys, Promo	1,569	-	-	1,569	-
Professional fees and Subscriptions	1,743	-	-	1,743	-
	-	-	-	-	-
	-	-	-	-	-
Other	704	-	-	704	1,936
Sub total	37,743	-	-	37,743	9,754
A4 Asset and investment purchases, (see table)					
Equipment	12,735	-	-	12,735	511
	-	-	-	-	-
Sub total	12,735	-	-	12,735	511
Total payments	50,478	-	-	50,478	10,265
Net of receipts/(payments)	28,380	-	-	28,380	202,047
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	202,047	-	-	202,047	-
Cash funds this year end	230,427	-	-	230,427	202,047

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 £
B1 Cash funds		230,427	-	-
		-	-	-
		-	-	-
		-	-	-
	Total cash funds	230,427	-	-
	(agree balances with receipts and payments account(s))	OK	OK	


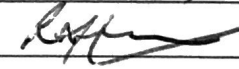
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Land, buildings and slipways	8964	-	-
	Boats and dinghies	15222	-	-
	Fittings and equipment	8544	-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

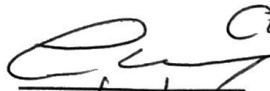
	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Grant	2982	-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	Christopher Mark Ling	30/12/22
	Robert Anthony Hawkins	5/12/2002

H B S C CIO- YEAR ENDED 30 SEPTEMBER 2022

INCOME AND EXPENDITURE ACCOUNT		
	2022	2021
INCOME	£	£
Subs and Basic Fees	25,882	15,922
Berthing Fees incl trailers etc	22,686	14,007
Keys	510	165
Club Boats Hire	1,489	1,627
Regattas and Open Meetings	989	178
Training Courses	14,777	5,653
Promotional Sales	161	251
Social Events & Galley Takings	2,541	30
Deposit Account Interest	94	1
Donations and Other Income	280	848
Tax Receipt on Gift Aid	2,241	-
Grants Released	996	466
Covid Support Grant	2,667	-
Total income	75,314	39,148
EXPENDITURE	£	£
Rent, Rates & Water	10,859	4,397
Insurances	5,680	2,192
Electricity	1,028	733
Maintenance: Property	1,625	552
General Maintenance	2,057	1,130
Safety & Dinghy Maintenance	11,017	2,902
Prizes and Engraving Costs	328	165
Training Courses	3,565	4,342
Printing, Stationery & Postage	41	8
Telephone	445	207
Subscriptions	1,720	454
Professional Fees	3,860	2,200
Promotional Costs	-	251
Social Events & Galley Expenses	1,876	278
Miscellaneous Expenses	72	260
Depreciation	9,707	27,488
Corporation Tax		
Total expenditure	53,879	47,559
NET SURPLUS / (DEFICIT)	21,435	(8,411)

BALANCE SHEET 30 SEPTEMBER 2022		
	2022	2021
FIXED ASSETS	£	£
Land, Buildings and Slipways	8,964	12,838
Safety Boats	15,352	11,407
Club Sailing Dinghies	1,856	2,872
Furniture, Fittings and Equipment	8,544	7,622
Less Grant Funding received	(1,986)	(2,982)
Net Book Value of Club Assets	32,730	31,756
CURRENT ASSETS (A)		
Investments and Bank I	230,427	202,047
Stocks and Prepaid Exp	4,403	3,999
	234,830	206,046
LESS: CURRENT LIABILITIES (B)		
Creditors and Accrued	22,285	13,962
NET CURRENT ASSETS (A-B)	212,545	192,084
TOTAL CLUB ASSETS	245,275	223,840
REPRESENTED BY:		
Accumulated Funds		
Brought Forward	223,840	-
Surplus / (Deficit) in Year	21,435	- 8,410
Gifted by HBSC	-	232,250
ACCUMULATED FUNDS	245,275	223,840
Signed Commodore		CHRIS LING
Dated:	30/12/22	

ACCOUNTANT'S REPORT

The Income and Expenditure Account for the year ended 30 September 2022 and the Balance Sheet as at that date have been summarised from the accounts and underlying records, information and explanations given to me. I have not carried out an audit.

Jim Rosser, Club Accountant

Signed:

Dated:

05/12/2022