

Five Ashes Village Hall CIO
Charity Registration Number 1200473
Annual Report and Financial Statements
31st December 2025

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Charity Registration Number 1200473

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Five Ashes Village Hall CIO
Charity Registration Number 1200473

LEGAL AND OTHER INFORMATION

Trustees

Geoffrey Gregory
Penny Kemp
Graham Playfoot
Sue Wren

Registered company number

CE030794

Registered office

Five Ashes Village Hall
Five Ashes
East Sussex
TN20 6JA

Bankers

CAF Bank Limited

Formation Date

1st March 2023

Independent examiner

Des Lambert OBE

TRUSTEES REPORT

Structure, Governance and Management

The organisation is a charitable organisation, incorporated on 1 March 2023 and registered as a charity on 22 September 2022. The charity was established under a Memorandum of Association which established the objects and powers of the charity and is governed under its Articles of Association. We have adopted the Charity Commissions Model Constitution to ensure we comply with the Charities Act 2011 (the 2011 Act) and the General Regulations. This helps us to ensure we:

- a) reflect recommended best practice; and
- b) are legally compliant

Objects

The object of the charity is, in the interests of social welfare, to improve the conditions of life of the inhabitants of Five Ashes, in the Parish of Mayfield and Five Ashes, in the County of East Sussex without distinction of political persuasion, race, sex, religion, sexual orientation, age or disability or other opinions by the provision and maintenance of:

- a) a village hall and recreation ground for use by the inhabitants, including use for:
- b) meetings, lectures and classes, and
- c) other forms of recreation and leisure-time activities.

Nothing in this constitution shall authorise an application of the property of the CIO for the purposes which are not charitable in accordance with [section 7 of the Charities and Trustee Investment (Scotland) Act 2005] and [section 2 of the Charities Act (Northern Ireland) 2008]

Main activities in relation to the objects of the Charity

The Committee is responsible for all matters associated with the day to day running of the Five Ashes village hall, the playing field, sensory garden and car park attached to it.

- a) It is required to comply with any legislation which impacts on the provision made by the trustees.
- b) It seeks to promote and publicise activities which benefit the immediate community and the wider parish residents wherever possible.
- c) It provides facilities which are fit for purpose to enable any individual or group who may benefit from the use of the building as a point of social gathering or learning development to do so.
- d) It has developed the Web site and other social media platforms.
- e) It liaises with the parish council over maintenance of the play area.
- f) It acts as a sounding board for the Parish council and a communication mechanism from the parish council back to the residents.
- g) It submits financial information to the appropriate authorities as part of its continuing status.

TRUSTEES REPORT

Achievements and performance

A condition of the award received from the National Lottery for the improvements to the hall was that the lottery had a registered interest in the property through the land registry. This effectively meant that there was a charge over the property which originally, would run for 20 years. This was subsequently reduced to 10 years and now it has been removed altogether. There is now no charge as such or interest in the property by the lottery. This requirement really only comes into effect if for any reason within that 20 year period we had decided to dispose of the asset, which may be the case in certain award circumstances but clearly not with these particular premises.

The focus for the year, with regard to one of the elements of the strategic plan was to consider the risk management and particularly those associated with the day-to-day management and running of the building. The obvious area for consideration was the loss of users and consequent loss of income and how this would impact on the ongoing business activity. There is a contingency allowance within the budget for such unforeseen circumstances for a six month period. The next major area for consideration was on succession planning of trustees and members of the committee. Trying to identify suitable individuals, who might come forward, in order to ensure the continuity of the provision of the facilities which we currently enjoy, is proving very difficult. There is little comfort in knowing that many other organisations face similar challenges. To date no individuals have been identified.

It was necessary to invoke the bad weather emergency policy during January as heavy snow covered the entire car park and safe passage could not be guaranteed. We had neither the human resource or suitable equipment to deal with the clearance. The various groups who were affected were notified immediately the decision had been made. We are still awaiting clarification as to the position of charities such as ourselves who do not have significant income but need to comply with the "making tax digital" (MTD) arrangements. It has been suggested that a simpler form for reporting would be all that is required, but to date, despite seeking clarification nothing has come forward.

We were successful with a bid to the Parish Council for some assistance with the purchase of more chairs and a suitable piece of equipment to store them on and move them. This makes setting up the room and collapsing it at the end of a function much easier and clearly the storage in the back storage area benefits from having a tidy arrangement. A number of the old chairs were donated to the High Weald beekeepers.

As part of our ongoing commitment to developing "green" credentials a contractor was employed to clear the bank adjacent to the new car park with the intention of establishing a wildflower bank, which we hope will come to fruition in 2026. The most significant investment over the course of the previous twelve months has been the installation of blackout blinds over the fan light windows in the Ash Hall. This has greatly improved the visual quality of films and presentations. We continue to seek Grant assistance in order that we can further develop the facilities and also maintain what we already have.

The usual routine compliance checks have been carried out during the course of the year, this would include testing of the fire alarm and emergency lights checking of the fire extinguishers, portable appliance testing, Legionella testing, inspection of emergency exits. The development of the website has positioned us very favourably compared to other halls for hire with alternative user groups. As an alternative to our usual activities a group of Guides used the facilities as a base for a weekend camping exercise.

We are becoming recognised as a wedding reception venue and were pleased to host our second event this year.

We continue to be supported by a number of regular groups and casual users which ensures that the income generated covers the expenditure, with any surplus being applied to the maintenance of the building and development of initiatives which may lead to other income streams in the future.

Regular scrutiny of the management reports ensures that all areas of income and expenditure are analysed. The new electricity contract proposed for the supply on the Village Green, which the hall committee fund, was deemed to be excessive in order to supply a feature for about four weeks over the Christmas period and remembrance day. It was decided that the supply contract would not be renewed at the end of the contract and alternatives for powering the display for the festive period would be

Financial Review

The CIO's income is mainly generated from hire of the village hall and recreation ground, this generated £25,598 in the financial year (2024 - £27,068). Other income mainly from donations & grants was £6,179 (2024 - £6,152). The Management Committee considers requests for funds from applicants by reference to the guidance given in the trust document.

Expenditure for the financial year was £17,118 (2024 - £17,358) resulting in an operating surplus of £16,176 (2024 - £23,557). Deposits paid by hirers are shown as income and deposits repaid to hirers as expenditure to comply with the cash accounting policy adopted by the Trustees.

The CIO has invested in sustainable technologies which will mitigate the increases in energy costs and thus reduce its risk to future market price increases. The hire fees charged are constantly reviewed against the CIO's cost base and local competition.

The CIO holds Unrestricted Funds in reserve and the trustees continually review the level needed to effectively manage the cashflow of the charity. The Trustees have determined that the appropriate level of funds to hold in this respect is six months of the charities' running costs. Additionally the Trustees also make allocations to fund specific capital projects. The CIO has Restricted Funds which have been donated with specific guidelines for their use.

The freehold valuation is based on the latest insurance provider's valuation as to the cost for re-building the hall. The underlying land along with the recreation ground has not been valued. The freehold title is vested in the name of The Official Custodian for Charities.

The Trustees have approved the adoption of the 'Independent Examiner' approach rather than an appointment of a professional firm to audit the CIO's financial accounts.

TRUSTEES REPORT

Public Benefit

The charity's trustees have complied with their duty to have due regard to the guidance on public benefit published by the commission in exercising their powers or duties. The Trustees confirm that in their opinion, the work of the charity is of public benefit in providing a communal facility. The Trustees are all volunteers who received no benefit from the charity.

The CIO provides charitable support is provided to non-profit making organisations by way of subsidised hire fees. This amounted to £1,073 in the financial year and is expected to increase in future.

Statement of Trustees' Responsibilities

The Charities Act and the Companies Act requires the trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the charity as at the end of the financial year and of the surplus or deficit of the charity.

In preparing those accounts the trustees are required to:-

- a) select suitable accounting policies and then apply them consistently.
- b) make judgements and estimates that are reasonable and prudent.
- c) state whether the policies adopted are in accord with SORP and with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements.
- d) prepare the accounts on the going concern basis unless it is inappropriate to assume that the charity will continue in business.

The trustees are also responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and which are sufficient to show and explain the charity's transactions and enable them to ensure that the accounts comply with the Companies Act 2006 and comply with regulations made under the Charities Act. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

The trustees are also responsible for the contents of the trustees' report, and the responsibility of the independent examiner in relation to the trustees' report is limited to examining the report and ensuring that, on the face of the report, there are no inconsistencies with the figures disclosed in the financial statements.

This report has been prepared in accordance with the Statement of Recommended Practice: FRS102 - Second edition October 2019 and in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

This report was approved by the board of trustees on 21 March 2026 and signed on its behalf by



Geoff Gregory

Chairman

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF THE CHARITY

I report on the accounts of the CIO for the year ended 31 December 2025, which are set out on pages 6 - 11.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of financial statements in accordance with the requirements of the Charities Act 2011. The charity's trustees consider that an audit is not required for this period under section 144 of the Charities Act 2011, and that an independent examination is needed.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- a. examine the accounts under section 145 of the Charities Act 2011,
- b. to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act 2011, and
- c. to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.


Independent examiner's statement

I have completed my examination. I confirm no matter has come to my attention in connection with the examination giving me cause to believe that in any material respect:

- a. accounting records were not kept in respect of the CIO as required by section 130 of the Charities Act 2011; or
- b. the accounts do not comply with those records; or
- c. the accounts do not comply with accounting requirements concerning the form and content of accounts set out by 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 the independent examination.

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

Des Lambert OBE



Dated

23rd April 2026

Five Ashes Village Hall CIO
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STATEMENT OF ASSETS AND LIABILITIES
31st December 2025

Note	2025 £	2024 £
FIXED ASSETS		
1 Freehold	1,302,933	1,302,933
Total Fixed Assets	<u>1,302,933</u>	<u>1,302,933</u>
CURRENT ASSETS		
CAF Bank - Cash	14,253	13,770
CAF Bank - Gold 1	66,532	59,336
CAF Bank - Gold 2	81,019	79,482
Total Current Assets	<u>161,804</u>	<u>152,588</u>
RESERVE FUNDS		
2 Allocated Funds	77,500	69,750
Unallocated Funds	3,285	3,356
3 Restricted Funds	81,019	79,482
Total Reserve Funds	<u>161,804</u>	<u>152,588</u>

Five Ashes Village Hall CIO
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RECEIPTS & PAYMENTS SUMMARY
FOR THE YEAR TO
31st December 2025

	2025 £	2024 £
Receipts		
Hire of the facilities	25,598	27,068
Other income generated by the CIO	6,179	6,152
Donations and grants -unrestricted	1,517	7,695
Donations and grants -restricted		
Total Receipts	<u>33,294</u>	<u>40,915</u>
Payments		
Event costs	210	133
Utility costs	5,950	4,741
Premises maintenance costs	4,521	7,019
Legal and professional costs	3,634	3,268
Charitable Support	1,073	597
Other costs	1,730	1,600
Total Payments	<u>17,118</u>	<u>17,358</u>
Operating Surplus	<u>16,176</u>	<u>23,557</u>
Payments for Allocated Projects		
Car park expansion		1,176
Tables & Chairs Replacement		3,258
Solar PV Equipment		15,930
Blinds	6,000	
Wild Flower Bank	960	
	<u>6,960</u>	<u>20,364</u>
Transfer to Reserve Funds	<u>9,216</u>	<u>3,193</u>
Movements in Reserve Funds		
Unrestricted - allocated	7,750	1,250
Unrestricted - unallocated	(71)	282
Restricted	<u>1,537</u>	<u>1,661</u>
	<u>9,216</u>	<u>3,193</u>

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DETAILED RECEIPTS
FOR THE YEAR TO
31st December 2025

	2025 £	2024 £
Receipts from hire of the hall & playing field		
Frequent Users		
ACRES		287
Art Club	1,472	1,149
Baby Explorers	3,192	2,952
Band Practice	702	
BodiBlossom	525	
Discofit Gold	475	469
East Sussex Dance Studios	583	1,555
Happy Tai Chi	1,302	1,058
Hatha Yoga		207
Heathfield Fit Camp	504	816
High Weald Bee Keepers Association	193	507
Horticultural Society	135	
Ideal Performing Arts	1,649	1,300
MAYFACS	661	875
Mayfield Cricket Club	325	350
Mayfield Film Club	463	464
Mayfield U3A	337	455
Mayfield Wine Society	431	256
Mayzing Choir	100	96
Paragon Motors	1,920	1,964
Parish Council	64	599
Pilates AOK	1,060	1,140
Pilates LH	280	547
Pilates SW		396
Rifle Club		1,194
Seeboard Camping Club		718
Strength Class	584	316
Stone Street Art Class	588	
Studio N Dance		397
SYM Dance		478
Table Tennis Club	272	417
Other Users		
Casual Hire	5,805	4,589
Deposits	1,780	1,450
Other Income	196	67
Sub Total	<u>25,598</u>	<u>27,068</u>

	2025 £	2024 £
Receipts generated by the CIO		
Feed in tariff	2,947	1,589
Fundraising Events		735
Interest	2,762	3,398
Summer Fair	470	430
Sub Total	<u>6,179</u>	<u>6,152</u>
Receipts from donations and grants		
Other donations	517	6,695
Five Ashes 300 Club	1,000	1,000
Sub Total	<u>1,517</u>	<u>7,695</u>
Total Receipts	<u>33,294</u>	<u>40,915</u>

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DETAILED PAYMENTS
FOR THE YEAR TO
31st December 2025

	2025	2024
	£	£
Event payments		
Fundraising Events		33
Summer Fair Costs	210	100
Sub Total	<u>210</u>	<u>133</u>
Utility payments		
Council Tax	675	275
Electricity	3,511	3,052
Telecoms	373	307
Waste Disposal	696	710
Water	695	397
Sub Total	<u>5,950</u>	<u>4,741</u>
Premises maintenance payments		
Building fabric internal & external	1,423	2,883
Compliance	276	591
Consumables/small equipment	718	1,215
General cleaning	2,104	2,330
Sub Total	<u>4,521</u>	<u>7,019</u>
Legal and professional payments		
Bank charges	60	60
Insurance	3,152	2,842
Licences	422	366
Sub Total	<u>3,634</u>	<u>3,268</u>
Charitable Support		
Charitable Support		597
Sub Total	<u>1,073</u>	<u>597</u>
Other payments		
Deposits returned	1,730	1,600
Sundries		
Sub Total	<u>1,730</u>	<u>1,600</u>
Total Payments	<u>17,118</u>	<u>17,358</u>