

SEDLESCOMBE VILLAGE HALL CIO

England & Wales · Charity number 1204971

Details

Status Registered

Legal form CIO

Registered 2023-09-29

Register [View on the Charity Commission register](#)

Contact

Address Sedlescombe Village Hall
The Street
Sedlescombe
Battle
TN33 0QW

Phone 07850690054

Email chair@sedlescombevillagehall.org.uk

Website <https://www.sedlescombevillagehall.org.uk/>

Activities

Objects: THE OBJECT OF THE CHARITY SHALL BE THE PROVISION AND MAINTENANCE OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE PARISH OF SEDLESCOMBE AND THE SURROUNDING NEIGHBOURHOOD, (HEREINAFTER CALLED "THE AREA OF BENEFIT") WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS, LECTURES AND CLASSES, AND FOR OTHER FORMS OF RECREATION AND LEISURE-TIME OCCUPATION, WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

Activities: The provision and maintenance of a village hall for the use of the inhabitants of the Parish of Sedlescombe and the surrounding neighbourhood without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** The General Public/mankind

Geography

- East Sussex

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£40,885	£35,878	-	-
2024-12-31	£52,654	£44,860	-	-

Trustees

Name	Role	Appointed
Keith Saunders	Chair	2023-09-29
Andrea Hogwood		2023-09-29
Clare Elizabeth Saunders		2023-09-29
David Brabants		2021-04-01
David Charles Reece		2023-09-29
Eileen Reece		2023-09-29
Jacqueline Saull-Hunt		2025-05-20
Keith Philip Saunders		2023-09-29
Nigel Thomas Ford		2021-04-01
Shirley Mary Davies		2023-09-29
Stella Ann Brabants		2023-09-29

Accounts

Chairman's Report to the Annual General Meeting of the Trustees of Sedlescombe Village Hall CIO

26th March 2026

1 Annual Report to the Charity Commission

I submitted the accounts and annual report of the Sedlescombe Village Hall Charitable Instituted Organisation to the Charity Commission before the October deadline as required by the Charity Commission.

Please note that the old, unincorporated charity, entitled Sedlescombe Village Hall, is still in existence. The annual report to the Charity Commission that I made this year records income of £0 and expenditure of £0.

The old, unincorporated charity will be wound up as soon as we have received confirmation from the Land Registry that the title deeds to the Hall have been transferred to the CIO

2 Hall Title Deeds

The application to transfer the Title Deeds from the unincorporated charity to the CIO was submitted in August 2024. On the first anniversary of the application, I rang the Land Registry to enquire on progress with the application and was told that no progress had been made.

I have detailed the many phone calls and other correspondence made by me to the Land Registry, along with the work done by Rhona Vallender, a former trustee, to enable the application to make progress. This correspondence includes a letter from Rhona pointing out the legal error made by the Land Registry consultant and 3 promises to expedite the application.

In January this year I was told that a formal notice would be posted to the four trustees mentioned on the old title deeds for the hall: Isabel Fisher, Stella Brabants, Rhona Vallender and Andrea Hogwood. Other notices were sent to check on the identity of me, and possibly others. Only two of these notices have been received, I emailed the Land Registry to query the non-arrival of the notices and received a call back just this Monday telling me that the notices would expire today (Thursday 26th March) and, assuming no objections were received by today's date, the revised deeds to the hall showing Sedlescombe Village Hall CIO as the owners would be posted out on 27th March.

3 Hall Car Park Lease

Whereas Sedlescombe Village Hall CIO owns the freehold of the hall and the car parking spaces on the north side of the car park nearest the hall, the freehold of the car park is owned by the Parish council. The 25-year lease is owned by the Parish Council, and this lease expired on 17th November 2025.

The Trustees of the Hall issued a notice to the Parish Council in October 2024 stating that we would wish to renew the lease on the same terms. However, the Parish Council objected to our allowing the FlexiBus to park their vehicles on the car park. The Parish Council initially proposed that the Trustees should pay a proportion of the income from the car park to the council and we should request council permission before allowing use of the car park by people not using the hall. Negotiations have continued and on 19th February I emailed the Parish Clerk to say that the Trustees would agree that:

1. The Landlord's (Parish Council) permission is not needed if the use is ancillary to the use of the hall or is by the school or church or residents for events that are not held at the village hall, for example a wedding at the church, providing no charge is levied or benefit received. Any use by a person or body that is not a resident and not using the hall must be approved by the parish council".
2. We are also happy to agree to include wording to the effect that, where a charge is levied by the Trustees for use of the Hall Car Park alone (i.e. without booking the Hall), permission shall be requested by the Tenant in advance from the Landlord. Where a charge would be levied or benefit received but the hall does not intend to give permission for use there is no need to consult the landlord. The Trustees were happy to agree to this on the understanding that in practice the decision would be delegated to the Parish Clerk so that any required consultation should take no more than 3-4 days.
3. The Trustees also agree that 50% of receipts from income for use of the car park would be passed to the Parish Council to be held in an earmarked reserve, on condition that this reserve be considered sacrosanct and solely for enhancing and/or maintaining the car park. Such payments will be made quarterly, and we would assume that the Council would at regular intervals communicate to the Hall Trustees the balance in this reserve.

We await receipt of a draft lease for our consideration.

4 Fire Doors

Since the start of 2025 two of the fire doors in the main hall have not operated properly. This has meant that the doors could be opened in case of emergency but not closed again: Dave Brabants fixed tags to the doors which would break in case of an emergency.

The doors were only installed in 2020, and we were told by the installers that the necessary parts were no longer available, and new doors would be needed, at considerable cost. After an exchange of letters with the company including a threat of legal action, the installers finally informed us that they were, after all, able to source replacement parts and these parts have recently been installed such that the doors now appear to be working properly.

5 Emergency Plan for Village and Hall

I have been in negotiation with the Village School and the Parish Council about the use of the Hall as an emergency refuge in the case of the need to evacuate the school or any other part of the village in an emergency.

I am told that the Parish Clerk plans to put forward an emergency plan and I am trying to set up an initial meeting to take this matter forward.

6 Working Parties

In previous years, we have been able to organise working parties of trustees, to which we have invited users, to undertake tasks such as stock-taking in the kitchen, undertake a deep clean in the kitchen, weed out broken chairs and so on.

Due to the unavailability of many trustees and users, we have been unable to organise such working parties for over a year now. Although it would be good to set these up again, we must recognise that we all lead busy lives with multiple commitments and that organising this kind of activity may no longer be a viable proposition.

7 Redecoration of Committee Rooms

Committee Room 1 which is used by the pre-school is badly in need of redecoration. The Trustees have been unable to provide volunteers to do this task but have purchased paint for this task. We had hoped that the pre-school would be able to do the redecoration last summer, but this did not happen, and it may be that we will have to pay for the work to be done.

8 Going Forward

The outlook for the hall is positive. Our finances are in good state, and the hall is well-used by local groups and individuals wanting to host their events here – a total of 1041 bookings in the calendar year 2025, which comprised 694,230 minutes and an average of just under 3 bookings per day. As a relatively new building, the hall is in good state of repair and the installation last year of solar panels has helped reduce our costs. The hall still provides a really valuable social centre for the village. Nonetheless, we need to bear in mind:

- The number of local clubs and societies has declined considerably in the last 25 years, partly as a result of an aging population. A recent casualty has been the loss of the badminton club, and we need to be aware that the number of people who are fit and have the time to organise such activities seems to be in long-term decline
- We have 10 trustees, including one (Jackie Saull-Hunt) who is formally the representative of the Parish Council. Getting new trustees has not been easy and we remain grateful to those that we do have; however, it would be good to have a ready supply of new trustees
- The cost of repairs continues to climb. The recent problems we have had with the sewage pumps outside the hall (these are required to pump effluent up into the public sewer) is reflective of this, as was the risk that we might need to replace all our fire doors.

- Similarly, some items are coming to the end of their expected life. The number of damaged chairs continues to rise, and some tables have permanent marks on them as a result of continuous use over many years. We have not replaced many of these items in recent years and we will need to consider doing this soon.

One step that we are currently considering is setting up some earmarked reserves to mitigate against the financial shock of having to replace large items and to build up sufficient funds over a number of years such that we will be able to afford these items.

9 Thanks

As every year, I would like to express my thanks:

- Firstly, to Nigel. Nigel is our Treasurer and Bookings Manager. The introduction of Hallmaster, the online system we use to handle these routine matters, has helped considerably. Nigel is an incredible treasurer who handles the finances superbly well, produces informative reports and ensures that we remain on a financial even keel
- Dave Brabants is our hall manager and cleaner. He has incredible technical knowledge as well as detailed knowledge of how the hall operates and is always ready to jump into his car to come and sort out a problem. He often has the jump of liaising with users, especially if there has been some kind of problem, and he also keeps the hall clean.
- Dave and Eileen have recently taken on the running of Sedlescombe Screen which is an important social event for the village. We are delighted that this will be continuing, and thank Dave and Eileen for their leadership of this monthly institution in the village
- Andrea Hogwood keeps the minutes and ensures that our all our proceedings are properly recorded. Thank you, Andrea
- Some legacy thanks: in December, Mark and Isabel Fisher formally ended their association with the hall when they came to their last Sedlescombe Screen. I presented them with a small gift at the December screening; the trustees are grateful to them for their many years of hard work in support of this important facility. Rhona Vallender, who was a trustee until 2020, has continued to assist in pushing the Land Registry to get the title deeds changed, and the Trustees extend their thanks once again to Rhona for assisting us with this work
- Finally, thank you to all trustees. Regardless if they have a formal role, their attendance at meetings and their ideas and suggestions are always welcome.

Keith Saunders

Chair of Trustees

26th March 2026

Sedlescombe Village Hall
Charity Commission Number: 1204971

and

Sedlescombe Village Hall
Company Number: 033729

Annual Accounts

for the period

1 January 2025 - 31 December 2025

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Hastings Voluntary Action
Jackson Hall
Portland Place
Hastings
East Sussex
TN34 1QN

**Organisational information for
Sedlescombe Village Hall
for the year ended 31st December 2024**

Name of charity:	Sedlescombe Village Hall
Legal form:	C.I.O. - Charity Number 1204971 & Charity Number 033729
Governing document:	Constitution dated 26.09.23
Address:	Sedlescombe Village Hall Church Hill Sedlescombe East Sussex TN33 0QW
Trustees:	Keith Saunders - Chair David Brabants Clare Saunders Nigel Ford - Treasurer Sheila Palmer Andrea Hogwood - Secretary Stella Brabants Shirley Davies Eileen Reece David Reece Jacqueline Saull-Hunt
Bankers:	Unity Trust Bank, Willenhall
Independent Examiner:	Laura Dawson, Independent Examiner HVA, Jackson Hall, Portland Place, Hastings, TN34 1QN
Objects:	The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Sedlescombe and the surrounding neighbourhood, (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants

Sedlescombe Village Hall

Receipts & Payment accounts

for the period
01 January 2025 to 31 December 2025

All funds are unrestricted

	2025	2024
<u>Receipts</u>		
Regular Hire	24,732	25322
Casual Hire	10,698	10505
Other Income	2,240	2277
Screen Income	3,216	3750
Special Project Income	-	10800
TOTAL RECEIPTS	40,885	52654
<u>Expenditure</u>		
Current Assets	-	0
Fixed Assets	4,256	2201
Admin Costs	3,062	2854
Operating Costs	20,723	20914
Maintenance	3,977	3748
Consumables	579	213
Special Projects	105	11239
Screen Costs	1,880	2434
Miscellaneous	1,005	1157
Asset Replacement	291	100
TOTAL PAYMENTS	35,878	44860
Net surplus/-deficit	5,007	7794
Loss/Gain on Investment Fund		0
	5,007	7794
Fund balances b/f	549,342	541,548
Fund balances c/f	554,350	549,342

Sedlescombe Village Hall
Statement of Assets & Liabilities
as at
31 December 2025

			2025	2024
Assets				
Fixed Assets				
			517,839.23	511,346.26
Current assets				
Savings & Investments	@	31/12/25	32,552	34,510
Cash at Bank	@	31/12/25	2,725	3,471
Cash in hand	@	31/12/25	339	203
			<u>35,615</u>	<u>38,184</u>
Other Assets				
Debtors			2,288	1,452
Cinema Bar Stock			<u>197</u>	<u>197</u>
			<u>2,485</u>	<u>1,649</u>
Total Assets			<u>555,939</u>	<u>551,179</u>
less Current liabilities				
Creditors - Refundable Deposits			515	1,237
Creditors - Bills Due			<u>1,075</u>	<u>600</u>
			<u>1,590</u>	<u>1,837</u>
Total Net Assets			<u>554,350</u>	<u>549,342</u>
Represented by:				
ACCUMULATED FUND b/f			549,342	541,548
Surplus/deficit of receipts over payments			<u>5,007</u>	<u>7,794</u>
			<u>554,350</u>	<u>549,342</u>

Charity Law requires the Trustees to prepare financial statements for each financial year which comply with the regulations set out in the Charities Act 1993. The trustees have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.

Approved by the Trustees on _____ and signed on their behalf by

_____ Keith Saunders - Chair

Profit & Loss Report

Sedlescombe Village Hall CIO

01-JAN-2025 - 31-DEC-2025

	Current Yr	Current Yr	Prior Yr	Prior Yr
Fund(s): All Funds				
INCOME				
4000 REGULAR HIRE		24,731.50		25,322.00
4003 Art Club	1,368.00		684.00	
4006 Battle & D Art Club	0.00		1,546.50	
4009 Badminton	0.00		972.00	
4012 Band - Sound Syndicate	756.00		900.00	
4015 Bowls	1,828.00		1,836.00	
4018 Cactus Soc Rother District	426.00		396.00	
4021 Church Market	1,027.50		682.00	
4024 Dance Fitness (Cole)	1,414.00		1,494.00	
4027 Mark Fisher Art	682.00		812.00	
4030 Fit for Life (Trimmer)	1,416.00		1,548.00	
4033 Garden Society	1,011.00		1,061.00	
4036 K9 Dog Club	1,880.00		1,146.00	
4039 Parish Council	380.00		443.00	
4045 Pre-School	7,867.00		6,499.00	
4048 Sedlescombe Players	1,123.50		1,470.00	
4054 Surgery	0.00		216.00	
4057 Thursday club	198.00		220.00	
4060 Wine Club	252.00		294.00	
4090 ESRP Minibus Parking	3,102.50		3,102.50	
4100 Casual Hire		10,697.90		10,505.00
4101 Casual hire - daily	10,147.90		10,271.00	
4102 Weddings	550.00		0.00	
4103 Event Hire Income	0.00		234.00	
4400 OTHER INCOME		2,239.76		2,277.37
4401 Additional cleaning charge	75.00		0.00	
4415 Gift Aid Donations	10.00		25.00	
4425 Interest - Bank	79.85		58.87	
4426 Interest - deposit account	154.45		182.90	
4427 Interest - CCLA reinvested	-55.03		1,554.20	
4428 Investment revaluation	252.49		0.00	
4430 Donations Rec'd for Charitable Causes	0.00		35.00	
4440 Misc. Receipts	0.00		-228.60	

4442 Projector Hire	250.00		50.00	
4443 Alcohol licence	63.00		0.00	
4444 Equipment loan	20.00		0.00	
4450 Refundable deposit paid	1,090.00		600.00	
4461 Electricity export SEG	300.00		0.00	
4500 SPECIAL PROJECT INCOME		0.00		10,800.00
4501 Solar Panels	0.00		10,800.00	
5000 SCREEN INCOME		3,215.85		3,749.97
5001 Ticket Sales	1,596.90		1,974.00	
5002 Bar sales	1,000.55		1,100.50	
5003 Ice cream sales	251.85		456.60	
5004 DVD Donations	226.39		218.87	
5005 Tax Reclaimed on Gift Aid	140.16		0.00	
TOTAL INCOME		40,885.01		52,654.34
EXPENSES				
1500 FIXED ASSETS		-4,256.06		-2,201.48
1525 Accumulated Depreciation	-4,256.06		-2,201.48	
7000 ADMIN COSTS		-3,061.97		-2,854.37
7002 Licences	-180.00		-84.00	
7005 IT Expenses	-365.80		-365.80	
7006 Insurance Costs	-2,047.88		-1,969.83	
7020 Printing & Stationary	-24.79		-32.74	
7031 Audit Fees	-135.00		-125.00	
7045 Bank Charges & Expenses	-72.00		-81.40	
7046 Stripe Fees	-236.50		-195.60	
7200 OPERATING COSTS		-20,722.72		-20,913.84
7201 Hall Manager	-9,000.00		-9,000.00	
7209 Electricity	-2,206.44		-2,583.56	
7210 Gas	-3,310.76		-3,008.57	
7211 Water Rates	-1,101.36		-1,616.16	
7213 Telephone and Internet	-579.32		-674.27	
7222 Council Tax / Rates	-1,193.55		-1,083.84	
7227 Cleaning - additional	-37.99		0.00	
7228 Window Cleaning	-40.00		-80.00	
7230 Refuse collection	-1,504.96		-1,273.70	
7231 SaniBins	-1,748.34		-1,593.74	
7300 CONSUMABLES		-578.88		-212.50
7303 Bin bags	-73.26		-14.40	
7304 Cleaning materials	-12.00		0.00	
7306 Cloths	0.00		-13.79	

7312 Hand Soap	-8.28		-3.54	
7315 Kitchen	-155.02		-42.12	
7318 Toilet rolls	-121.55		-94.71	
7319 Toilet	-37.91		0.00	
7325 Other	-170.86		-43.94	
7400 ASSET REPLACEMENT		-290.51		-99.99
7401 Kitchen Equipment	-149.89		-99.99	
7402 AudioVisual Equipment	-140.62		0.00	
7500 MAINTENANCE - Routine		-3,977.16		-3,748.07
7501 Grounds Maintenance	-1,445.00		-650.00	
7502 Health and Safety	0.00		-50.87	
7503 Alarm system	-107.77		0.00	
7504 Boiler	0.00		-37.74	
7506 Building	-166.60		-289.48	
7509 Defibrillator	0.00		-78.55	
7512 Electrical	0.00		-1,573.81	
7515 Fire safety	-1,037.19		-442.80	
7518 Kitchen appliances	0.00		-218.40	
7520 Kitchen equipment	-17.49		-51.47	
7524 Other	-13.99		-256.18	
7527 Plumbing	-272.62		-84.00	
7530 Sewage system, pumps	-871.80		0.00	
7533 Safety equipment	-44.70		-14.77	
7900 SPECIAL PROJECTS		-105.00		-11,238.90
7901 CIO fees	-105.00		-438.90	
7902 Solar panel installation	0.00		-10,800.00	
8000 Screen Costs		-1,880.05		-2,434.11
8001 Filmbank Licence	-1,252.80		-1,481.10	
8002 Media	-99.01		116.69	
8003 Bar Stock	-287.68		-721.84	
8004 Ice creams	-156.67		-298.41	
8005 SumUp fee	-27.09		-35.06	
8006 Admin	-56.80		-14.39	
9000 Miscellaneous		-1,005.35		-1,156.75
9002 Donation	-28.50		-25.75	
9003 Refund Occasional users	-82.00		69.00	
9028 Investment revaluation	-744.85		0.00	
9050 Refund of deposit	-150.00		-1,200.00	
TOTAL PAYMENTS		-35,877.70		-44,860.01
NET PROFIT/(LOSS) FOR PERIOD		5,007.31		7,794.33

Statement of Assets & Liabilities Report

Sedlescombe Village Hall CIO

Period Ending 31-DEC-2025

	Current Period at 31-DEC- 2025	Current Period at 31-DEC- 2025	Prior FY at 31-DEC- 2024	Prior FY at 31-DEC- 2024
ASSETS				
SAVINGS AND INVESTMENTS		32,552.03		34,510.09
CCLA COIF Accumulator	24,761.29		25,253.65	
CCLA COIF DEPOSIT	1,663.98		4,509.53	
Unity Trust Instant Access (Deposit)	6,126.76		4,746.91	
FIXED ASSETS		517,839.2		511,346.26
Buildings	495,870.63		486,123.00	
Equipment	19,524.95		22,246.45	
Fixtures & Fittings	2,443.65		2,976.81	
CASH AT BANK AND IN HAND		3,063.41		3,673.98
Petty Cash	34.42		58.23	
Screen Float	145		145.00	
Stripe	159.17		0.00	
Unity Trust Bank T1 (Current)	2,724.82		3,470.75	
SumUp	0.00		0.00	
OTHER ASSETS		2,484.50		1,649.00
DEBTORS-*DEBTORS AR	2,287.50		1,452.00	
STOCK-Cinema Bar stock	197.00		197.00	
TOTAL ASSETS		555,939.1		551,179.33
LIABILITIES				
CURRENT LIABILITIES		-1,589.53		-1,837.00
*CREDITORS - 2025 RefundableDeposits	-115.00		0.00	
*CREDITORS - 2026 RefundableDeposits	-400.00		0.00	
*Creditors - bills due	-1,074.53		-600.00	
*CREDITORS - RefundableDeposits	0.00		-1,237.00	
<u>TOTAL NET ASSETS @ 31-DEC-2025</u>		<u>554,349.6</u>		<u>549,342.33</u>
REPRESENTED BY FUNDS				
Car Park	2,727.50		0.00	
Cash and bank	50,712.88		56,261.84	
Fixed Assets	499,573.46		493,080.49	
Screen	1,335.80		0.00	
Investments	0.00		0.00	
LONG-TERM LIABILITIES				
<u>TOTAL FUNDS BALANCE @ 31-DEC-2025</u>		<u>554,349.6</u>		<u>549,342.33</u>

Independent Examiner's Report to the Committee of Sedlescombe Village Hall

I report on the accounts of Sedlescombe Village Hall
for the twelve month period ended 31 December 2025 which are set out on the previous pages.

Respective responsibilities of committee & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- 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 supporting documentation presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN

Dated:

Sedlescombe Village Hall
Charity Commission Number: 1204971

and

Sedlescombe Village Hall
Company Number: 033729

Annual Accounts

for the period

1 January 2025 - 31 December 2025

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Hastings Voluntary Action
Jackson Hall
Portland Place
Hastings
East Sussex
TN34 1QN

**Organisational information for
Sedlescombe Village Hall
for the year ended 31st December 2024**

Name of charity:	Sedlescombe Village Hall
Legal form:	C.I.O. - Charity Number 1204971 & Charity Number 033729
Governing document:	Constitution dated 26.09.23
Address:	Sedlescombe Village Hall Church Hill Sedlescombe East Sussex TN33 0QW
Trustees:	Keith Saunders - Chair David Brabants Clare Saunders Nigel Ford - Treasurer Sheila Palmer Andrea Hogwood - Secretary Stella Brabants Shirley Davies Eileen Reece David Reece Jacqueline Saull-Hunt
Bankers:	Unity Trust Bank, Willenhall
Independent Examiner:	Laura Dawson, Independent Examiner HVA, Jackson Hall, Portland Place, Hastings, TN34 1QN
Objects:	The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Sedlescombe and the surrounding neighbourhood, (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants

Sedlescombe Village Hall

Receipts & Payment accounts

for the period
01 January 2025 to 31 December 2025

All funds are unrestricted

	2025	2024
<u>Receipts</u>		
Regular Hire	24,732	25322
Casual Hire	10,698	10505
Other Income	2,240	2277
Screen Income	3,216	3750
Special Project Income	-	10800
TOTAL RECEIPTS	40,885	52654
<u>Expenditure</u>		
Current Assets	-	0
Fixed Assets	4,256	2201
Admin Costs	3,062	2854
Operating Costs	20,723	20914
Maintenance	3,977	3748
Consumables	579	213
Special Projects	105	11239
Screen Costs	1,880	2434
Miscellaneous	1,005	1157
Asset Replacement	291	100
TOTAL PAYMENTS	35,878	44860
Net surplus/-deficit	5,007	7794
Loss/Gain on Investment Fund		0
	5,007	7794
Fund balances b/f	549,342	541,548
Fund balances c/f	554,350	549,342

Sedlescombe Village Hall
Statement of Assets & Liabilities
as at
31 December 2025

			2025	2024
Assets				
Fixed Assets				
			517,839.23	511,346.26
Current assets				
Savings & Investments	@	31/12/25	32,552	34,510
Cash at Bank	@	31/12/25	2,725	3,471
Cash in hand	@	31/12/25	339	203
			<u>35,615</u>	<u>38,184</u>
Other Assets				
Debtors			2,288	1,452
Cinema Bar Stock			<u>197</u>	<u>197</u>
			<u>2,485</u>	<u>1,649</u>
Total Assets			<u>555,939</u>	<u>551,179</u>
less Current liabilities				
Creditors - Refundable Deposits			515	1,237
Creditors - Bills Due			<u>1,075</u>	<u>600</u>
			<u>1,590</u>	<u>1,837</u>
Total Net Assets			<u>554,350</u>	<u>549,342</u>
Represented by:				
ACCUMULATED FUND b/f			549,342	541,548
Surplus/deficit of receipts over payments			<u>5,007</u>	<u>7,794</u>
			<u>554,350</u>	<u>549,342</u>

Charity Law requires the Trustees to prepare financial statements for each financial year which comply with the regulations set out in the Charities Act 1993. The trustees have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.

Approved by the Trustees on _____ and signed on their behalf by

_____ Keith Saunders - Chair

Profit & Loss Report

Sedlescombe Village Hall CIO

01-JAN-2025 - 31-DEC-2025

	Current Yr	Current Yr	Prior Yr	Prior Yr
Fund(s): All Funds				
INCOME				
4000 REGULAR HIRE		24,731.50		25,322.00
4003 Art Club	1,368.00		684.00	
4006 Battle & D Art Club	0.00		1,546.50	
4009 Badminton	0.00		972.00	
4012 Band - Sound Syndicate	756.00		900.00	
4015 Bowls	1,828.00		1,836.00	
4018 Cactus Soc Rother District	426.00		396.00	
4021 Church Market	1,027.50		682.00	
4024 Dance Fitness (Cole)	1,414.00		1,494.00	
4027 Mark Fisher Art	682.00		812.00	
4030 Fit for Life (Trimmer)	1,416.00		1,548.00	
4033 Garden Society	1,011.00		1,061.00	
4036 K9 Dog Club	1,880.00		1,146.00	
4039 Parish Council	380.00		443.00	
4045 Pre-School	7,867.00		6,499.00	
4048 Sedlescombe Players	1,123.50		1,470.00	
4054 Surgery	0.00		216.00	
4057 Thursday club	198.00		220.00	
4060 Wine Club	252.00		294.00	
4090 ESRP Minibus Parking	3,102.50		3,102.50	
4100 Casual Hire		10,697.90		10,505.00
4101 Casual hire - daily	10,147.90		10,271.00	
4102 Weddings	550.00		0.00	
4103 Event Hire Income	0.00		234.00	
4400 OTHER INCOME		2,239.76		2,277.37
4401 Additional cleaning charge	75.00		0.00	
4415 Gift Aid Donations	10.00		25.00	
4425 Interest - Bank	79.85		58.87	
4426 Interest - deposit account	154.45		182.90	
4427 Interest - CCLA reinvested	-55.03		1,554.20	
4428 Investment revaluation	252.49		0.00	
4430 Donations Rec'd for Charitable Causes	0.00		35.00	
4440 Misc. Receipts	0.00		-228.60	

4442 Projector Hire	250.00		50.00	
4443 Alcohol licence	63.00		0.00	
4444 Equipment loan	20.00		0.00	
4450 Refundable deposit paid	1,090.00		600.00	
4461 Electricity export SEG	300.00		0.00	
4500 SPECIAL PROJECT INCOME		0.00		10,800.00
4501 Solar Panels	0.00		10,800.00	
5000 SCREEN INCOME		3,215.85		3,749.97
5001 Ticket Sales	1,596.90		1,974.00	
5002 Bar sales	1,000.55		1,100.50	
5003 Ice cream sales	251.85		456.60	
5004 DVD Donations	226.39		218.87	
5005 Tax Reclaimed on Gift Aid	140.16		0.00	
TOTAL INCOME		40,885.01		52,654.34
EXPENSES				
1500 FIXED ASSETS		-4,256.06		-2,201.48
1525 Accumulated Depreciation	-4,256.06		-2,201.48	
7000 ADMIN COSTS		-3,061.97		-2,854.37
7002 Licences	-180.00		-84.00	
7005 IT Expenses	-365.80		-365.80	
7006 Insurance Costs	-2,047.88		-1,969.83	
7020 Printing & Stationary	-24.79		-32.74	
7031 Audit Fees	-135.00		-125.00	
7045 Bank Charges & Expenses	-72.00		-81.40	
7046 Stripe Fees	-236.50		-195.60	
7200 OPERATING COSTS		-20,722.72		-20,913.84
7201 Hall Manager	-9,000.00		-9,000.00	
7209 Electricity	-2,206.44		-2,583.56	
7210 Gas	-3,310.76		-3,008.57	
7211 Water Rates	-1,101.36		-1,616.16	
7213 Telephone and Internet	-579.32		-674.27	
7222 Council Tax / Rates	-1,193.55		-1,083.84	
7227 Cleaning - additional	-37.99		0.00	
7228 Window Cleaning	-40.00		-80.00	
7230 Refuse collection	-1,504.96		-1,273.70	
7231 SaniBins	-1,748.34		-1,593.74	
7300 CONSUMABLES		-578.88		-212.50
7303 Bin bags	-73.26		-14.40	
7304 Cleaning materials	-12.00		0.00	
7306 Cloths	0.00		-13.79	

7312 Hand Soap	-8.28		-3.54	
7315 Kitchen	-155.02		-42.12	
7318 Toilet rolls	-121.55		-94.71	
7319 Toilet	-37.91		0.00	
7325 Other	-170.86		-43.94	
7400 ASSET REPLACEMENT		-290.51		-99.99
7401 Kitchen Equipment	-149.89		-99.99	
7402 AudioVisual Equipment	-140.62		0.00	
7500 MAINTENANCE - Routine		-3,977.16		-3,748.07
7501 Grounds Maintenance	-1,445.00		-650.00	
7502 Health and Safety	0.00		-50.87	
7503 Alarm system	-107.77		0.00	
7504 Boiler	0.00		-37.74	
7506 Building	-166.60		-289.48	
7509 Defibrillator	0.00		-78.55	
7512 Electrical	0.00		-1,573.81	
7515 Fire safety	-1,037.19		-442.80	
7518 Kitchen appliances	0.00		-218.40	
7520 Kitchen equipment	-17.49		-51.47	
7524 Other	-13.99		-256.18	
7527 Plumbing	-272.62		-84.00	
7530 Sewage system, pumps	-871.80		0.00	
7533 Safety equipment	-44.70		-14.77	
7900 SPECIAL PROJECTS		-105.00		-11,238.90
7901 CIO fees	-105.00		-438.90	
7902 Solar panel installation	0.00		-10,800.00	
8000 Screen Costs		-1,880.05		-2,434.11
8001 Filmbank Licence	-1,252.80		-1,481.10	
8002 Media	-99.01		116.69	
8003 Bar Stock	-287.68		-721.84	
8004 Ice creams	-156.67		-298.41	
8005 SumUp fee	-27.09		-35.06	
8006 Admin	-56.80		-14.39	
9000 Miscellaneous		-1,005.35		-1,156.75
9002 Donation	-28.50		-25.75	
9003 Refund Occasional users	-82.00		69.00	
9028 Investment revaluation	-744.85		0.00	
9050 Refund of deposit	-150.00		-1,200.00	
TOTAL PAYMENTS		-35,877.70		-44,860.01
NET PROFIT/(LOSS) FOR PERIOD		5,007.31		7,794.33

Statement of Assets & Liabilities Report

Sedlescombe Village Hall CIO

Period Ending 31-DEC-2025

	Current Period at 31-DEC- 2025	Current Period at 31-DEC- 2025	Prior FY at 31-DEC- 2024	Prior FY at 31-DEC- 2024
ASSETS				
SAVINGS AND INVESTMENTS		32,552.03		34,510.09
CCLA COIF Accumulator	24,761.29		25,253.65	
CCLA COIF DEPOSIT	1,663.98		4,509.53	
Unity Trust Instant Access (Deposit)	6,126.76		4,746.91	
FIXED ASSETS		517,839.2		511,346.26
Buildings	495,870.63		486,123.00	
Equipment	19,524.95		22,246.45	
Fixtures & Fittings	2,443.65		2,976.81	
CASH AT BANK AND IN HAND		3,063.41		3,673.98
Petty Cash	34.42		58.23	
Screen Float	145		145.00	
Stripe	159.17		0.00	
Unity Trust Bank T1 (Current)	2,724.82		3,470.75	
SumUp	0.00		0.00	
OTHER ASSETS		2,484.50		1,649.00
DEBTORS-*DEBTORS AR	2,287.50		1,452.00	
STOCK-Cinema Bar stock	197.00		197.00	
TOTAL ASSETS		555,939.1		551,179.33
LIABILITIES				
CURRENT LIABILITIES		-1,589.53		-1,837.00
*CREDITORS - 2025 RefundableDeposits	-115.00		0.00	
*CREDITORS - 2026 RefundableDeposits	-400.00		0.00	
*Creditors - bills due	-1,074.53		-600.00	
*CREDITORS - RefundableDeposits	0.00		-1,237.00	
<u>TOTAL NET ASSETS @ 31-DEC-2025</u>		<u>554,349.6</u>		<u>549,342.33</u>
REPRESENTED BY FUNDS				
Car Park	2,727.50		0.00	
Cash and bank	50,712.88		56,261.84	
Fixed Assets	499,573.46		493,080.49	
Screen	1,335.80		0.00	
Investments	0.00		0.00	
LONG-TERM LIABILITIES				
<u>TOTAL FUNDS BALANCE @ 31-DEC-2025</u>		<u>554,349.6</u>		<u>549,342.33</u>

Independent Examiner's Report to the Committee of Sedlescombe Village Hall

I report on the accounts of Sedlescombe Village Hall
for the twelve month period ended 31 December 2025 which are set out on the previous pages.

Respective responsibilities of committee & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- 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 supporting documentation presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN

Dated:

Accounts

Sedlescombe Village Hall CIO: Chairman's Annual Report 2024

1 Moving to a Charitable Instituted Organisation

On 23rd April 2024, the trustees of the Sedlescombe Village Hall unincorporated trust formally resolved that it was in the best interests of the Trust to move to a Charitable instituted Organisation (CIO). This included a resolution that the new CIO should hold all property including the freehold land on which the Hall stands as a functional permanent endowment. This means that the Hall and the land on which it stands can only in future be used for the benefit of the community and people of Sedlescombe.

The paperwork to enable the unincorporated charitable trust (305306) to transfer all assets and liabilities to the new CIO was effected with the unanimous agreement of the trustees on 13th June 2024. This resolution transferred the totality of assets and liabilities from the pre-existing charitable trust to the new CIO registered with the Charity Commission as 1204971.

This action followed the Charity Commission's order of 19th April 2024 giving us permission to pass the vesting resolution referred to above. This order also gave permission for the new CIO to grant an indemnity to the trustees of the unincorporated trust against any liabilities that might in future arise from the transfer.

Copies of all the relevant resolutions, the Charity Commission order of 19th April 2024 and other declarations by individual trustees were sent to the Land Registry in the first week of August 2024. This documentation included the written agreements of former trustees who were named on the Land Registry title deeds for the hall. At the time of writing, we are still awaiting confirmation from the Land Registry that the Hall and the land on which it stands have been transferred into the name of the Sedlescombe Village Hall CIO.

I would like to place on record my thanks to former trustee Rhona Vallender for her help in this matter.

2 Car Park

The Car Park lease from the Sedlescombe Parish Council is included as an asset of the Hall which has been transferred to the new CIO.

This lease expires on 17th November 2025. On 23rd October 2024, I wrote to the Parish Council with formal notification that the Trustees of the Hall intended to renew the lease on the same Terms and Conditions as previously. We await a formal response and have a meeting scheduled for the start of April.

We had a query from the Parish Council about our decision to allow the Flexibus buses to park temporarily in the car park. I replied to the Council with our view that this decision was in line with the terms of the lease

3 Solar Panels

We had a 13.5 Kw Solar Panel system installed on the roof by Ken Perry and his team from CS Testing last year. The expectation was that this system including 30 panels would generate 12,378 Kw of electricity each year reducing our dependence on the grid by 47%. The system includes approximately half of the panels facing east and the rest facing west. The system includes a SolaX inverter, a 5 Kw battery and a protective grill on the outside of the western wall to protect the battery and other elements of the system that are mounted outside the kitchen storage cupboard. The installation was completed on 14th August 2024.

The installation includes a warranty (ref. GCOM14963002), and we received buildings regulation certification (30336232) following completion. Other documentation received includes MCS registration and guarantees which provides assurance that the installation was done to the highest industry standards.

The total cost of the installation was £29,065.77 against which we received a grant from Rother District Council of £10,800 as part of the Village Halls Energy Project.

4 Electric vehicle charging

We have investigated a number of options for installing electric vehicle chargers two of the parking bays nearest the hall. One option was to take advantage of a District Council grant, but the Trustees took the view that the cost to the Hall (between £4-6K) was not justifiable in terms of the likely returns.

I investigated a further option which was a fully-funded approach in which a developer would lease the two car park bays for a small annual payment and would run the EV chargers as a commercial proposition. Unfortunately, the company involved decided that the likely returns for them made this unviable.

5 Management Committee

The CIO's Constitution of September 2023 includes the possibility of establishing committees as the Trustees see fit. The old Village Hall Trustees had established a management committee which meets every three months, in between the quarterly meetings of the full Board of Trustees. The CIO has now approved Terms of Reference for the Committee which includes maximum spending limits which the Committee is approved to spend without referring back to the full Board of Trustees.

6 Charity Commission returns

We submitted the 2023 return to the Charity Commission before the deadline of 31st October 2024. This return includes the Chair's annual report and the annual accounts.

The Charity Commission recommends that we formally adopt a number of policies relating to financial control and we shall be discussing these shortly.

7 Storage of Documentation

The Trustees have a lockable metal cabinet in one of the rooms behind the stage. This contains a large number of files with documents going back up to 40 years. Dave Brabants and I spent a morning going through these in an attempt to provide some order, destroying documents which did not need to be retained. Documentation which could be considered as having historical value were kept.

We also have a Sharepoint storage space online where important documents relating to the move to a CIO and warranties associated with the Solar panels installation are stored. We probably need to develop a protocol for accessing these.

The Charities Act 2011 specifies that financial records should be kept for at least 6 years, and we continue to be mindful of this requirement.

8 Working Party

We held a working party last autumn at which we checked all tables and chairs for damage. A small number of chairs were disposed of, and some could be repaired. The stock of chairs is starting to show its age, and we may need to consider acquiring some new ones soon.

In addition, we cleaned the kitchen and undertook a number of minor repairs including sealing a hole where we thought mice had been entering.

9 Thanks

I would like to express my thanks to all trustees for their support over the past 12 months, for their attendance at meetings and their contributions to the maintenance of this important community facility. Without the voluntary assistance of good citizens such as you, this would not be possible.

I extend particular thanks to Sheila who has decided not to continue for a new term as a Trustee. Sheila's wise contributions over many years have been much appreciated and I wrote to her to express our thanks.

I would also like to give my special thanks to Nigel for his hard work and attention to detail in running the finances of the hall. Again, somebody who can keep an eye on the financial situation of the hall is essential, and Nigel's calm hand on the financial tiller is much appreciated.

Thanks also to Anrea for keeping the minutes so assiduously.

And in similar vein, I thank Dave Brabants for his eye for detail when it comes to the maintenance of the fabric of the hall. Dave gives tirelessly of his time and his contribution is equally highly valued and appreciated.

Keith Saunders

Chair of Trustees

27th March 2025

Sedlescombe Village Hall CIO

Charity Number: 1204971

and

Sedlescombe Village Hall CIO

Company Number: CEO033729

Annual Accounts

for the period

1 January 2024 - 31 December 2024

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Receipts & Payments account	2
Statement of Assets & Liabilities	3
Notes	4-7
Independent Examiner's report	8

Hastings Voluntary Action
Jackson Hall
Portland Place
Hastings
East Sussex
TN34 1QN

**Organisational information for
Sedlescombe Village Hall CIO
for the year ended 31st December 2024**

Name of charity:	Sedlescombe Village Hall CIO
Legal form:	C.I.O. - Charity Number 1204971 & Company Number CEO033729
Governing document:	Constitution dated 26.09.23
Address:	Sedlescombe Village Hall Church Hill Sedlescombe East Sussex TN33 0QW
Trustees:	David Brabants Keith Saunders - Chair Clare Saunders Nigel Ford Shelia Palmer Andrea Hogwood Stella Brabants Shirley Davies
Bankers:	CAF Bank , West Malling, Kent Unity Trust Bank, Willenhall
Independent Examiner:	Laura Dawson, Independent Examiner HVA, Jackson Hall, Portland Place, Hastings, TN34 1QN
Objects:	The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Sedlescombe and the surrounding neighbourhood, (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants

Sedlescombe Village Hall CIO

Receipts & Payment accounts

for the period

01 January 2024 to 31 December 2024

All funds are unrestricted

	2024	2023
<u>Receipts</u>		
Regular Hire	25,322	22579
Casual Hire	10,505	11234
Other Income	2,277	428
Screen Income	3,750	3652
Special Project Income	10,800	
TOTAL RECEIPTS	52,654	37893
<u>Expenditure</u>		
Current Assets	-	-27
Fixed Assets	2,201	1685
Admin Costs	2,854	2755
Operating Costs	20,914	15671
Maintenance	3,748	4269
Consumables	213	322
Special Projects	11,239	
Screen Costs	2,434	2371
Miscellaneous	1,157	525
Asset Replacement	100	
TOTAL PAYMENTS	44,860	27571
Net surplus/-deficit	7,794	10321
Loss/Gain on Investment Fund	-	2676
	7,794	12997
Fund balances b/f	541,548	528551
Fund balances c/f	549,342	541548

Sedlescombe Village Hall CIO

Statement of Assets & Liabilities

as at

31 December 2024

			2024	2023
Assets				
Fixed Assets				
			511,346.26	494,240.90
Current assets				
Savings & Investments	@	31/12/24	34,510	35,273
Cash at Bank	@	31/12/24	3,471	9,967
Cash in hand	@	31/12/24	203	140
			<u>38,184</u>	<u>45,380</u>
Other Assets				
Debtors			1,452	3,323
Cinema Bar Stock			<u>197</u>	<u>197</u>
			1,649	3,520
Total Assets			<u>551,179</u>	<u>543,141</u>
less Current liabilities				
Creditors - Refundable Deposits			1,237	1,065
Creditors - Bills Due			<u>600</u>	<u>528</u>
			1,837	1,593
Total Net Assets			<u>549,342</u>	<u>541,548</u>
 Represented by:				
ACCUMULATED FUND b/f			541,548	528,551
Surplus/deficit of receipts over payments			<u>7,794</u>	<u>12,997</u>
			<u>549,342</u>	<u>541,548</u>

Charity Law requires the Trustees to prepare financial statements for each financial year which comply with the regulations set out in the Charities Act 1993. The trustees have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.

Approved by the Trustees on _____ and signed on their behalf by

_____ Keith Saunders - Chair

Profit & Loss Report

Sedlescombe Village Hall CIO

01-JAN-2024 - 31-DEC-2024

	Current Yr	Current Yr	Prior Yr	Prior Yr
INCOME				
4000 REGULAR HIRE		25,322.00		22,579.00
4003 Art Club	684.00		-36.00	
4006 Battle & D Art Club	1,546.50		1,852.00	
4009 Badminton	972.00		1,974.00	
4012 Band - Sound Syndicate	900.00		1,318.00	
4015 Bowls	1,836.00		1,700.00	
4018 Cactus Soc Rother District	396.00		542.00	
4021 Church Market	682.00		770.00	
4024 Dance Fitness (Cole)	1,494.00		1,462.00	
4027 Mark Fisher Art	812.00		580.00	
4030 Fit for Life (Trimmer)	1,548.00		1,360.00	
4033 Garden Society	1,061.00		606.00	
4036 K9 Dog Club	1,146.00		1,654.00	
4039 Parish Council	443.00		252.00	
4045 Pre-School	6,499.00		6,180.50	
4048 Sedlescombe Players	1,470.00		63.00	
4054 Surgery	216.00		436.00	
4057 Thursday club	220.00		231.00	
4060 Wine Club	294.00		334.00	
4090 ESRP Minibus Parking	3,102.50		1,300.50	
4100 Casual Hire		10,505.00		11,234.00
4101 Casual hire - daily	10,271.00		11,234.00	
4103 Event Hire Income	234.00		0.00	
4400 OTHER INCOME		2,277.37		428.12
4401 Additional cleaning charge	0.00		135.00	
4415 Gift Aid Donations	25.00		0.00	
4425 Bank Interest	58.87		27.62	
4426 Interest - deposit account	182.90		125.50	
4427 CCLA Interest reinvested	1,554.20		0.00	
4430 Donations Rec'd for Charitable Causes	35.00		45.00	
4440 Misc. Receipts	-228.60		0.00	
4441 Refunded Admin costs	0.00		45.00	

4442 Projector Hire	50.00		50.00	
4450 Refundable deposit paid	600.00		0.00	
4500 SPECIAL PROJECT INCOME		10,800.00		0.00
4501 Solar Panels	10,800.00		0.00	
5000 SCREEN INCOME		3,749.97		3,651.57
5001 Ticket Sales	1,974.00		1,876.00	
5002 Bar sales	1,100.50		1,058.21	
5003 Ice cream sales	456.60		440.40	
5004 DVD Donations	218.87		276.96	
TOTAL INCOME		52,654.34		37,892.69
<u>EXPENSES</u>				
1000 CURRENT ASSETS		0.00		27.00
1040 Stock Cost of Sales Adj.	0.00		27.00	
1500 FIXED ASSETS		-2,201.48		-1,685.16
1525 Accumulated Depreciation	-2,201.48		-1,685.16	
7000 ADMIN COSTS		-2,854.37		-2,755.47
7002 Licences	-84.00		-180.00	
7003 Postage	0.00		-4.50	
7005 IT Expenses	-365.80		-355.20	
7006 Insurance Costs	-1,969.83		-1,910.97	
7020 Printing & Stationary	-32.74		-7.89	
7030 Professional Fees	0.00		-58.00	
7031 Audit Fees	-125.00		0.00	
7045 Bank Charges & Expenses	-81.40		-66.03	
7046 Stripe Fees	-195.60		-102.88	
7099 Other Costs	0.00		-70.00	
7200 OPERATING COSTS		-20,913.84		-15,670.96
7201 Hall Manager	-9,000.00		-1,760.00	
7209 Electricity	-2,583.56		-2,507.08	
7210 Gas	-3,008.57		-1,974.19	
7211 Water Rates	-1,616.16		-900.00	
7213 Telephone and Internet	-674.27		-618.52	
7222 Council Tax / Rates	-1,083.84		-929.82	
7226 Cleaning by Manager	0.00		-4,169.98	
7227 Cleaning - additional	0.00		-130.00	
7228 Window Cleaning	-80.00		-120.00	
7230 Refuse collection	-1,273.70		-1,108.27	
7231 SaniBins	-1,593.74		-1,453.10	
7300 CONSUMABLES		-212.50		-321.73

7303 Bin bags	-14.40		-21.75	
7306 Cloths	-13.79		0.00	
7312 Hand Soap	-3.54		-32.89	
7315 Kitchen	-42.12		-108.53	
7318 Toilet rolls	-94.71		-133.87	
7325 Other	-43.94		-24.69	
7400 ASSET REPLACEMENT		-99.99		0.00
7401 Kitchen Equipment	-99.99		0.00	
7500 MAINTENANCE - Routine		-3,748.07		-4,269.45
7501 Grounds Maintenance	-650.00		-995.00	
7502 Health and Safety	-50.87		0.00	
7504 Boiler	-37.74		0.00	
7506 Building	-289.48		-192.09	
7509 Defibrillator	-78.55		0.00	
7512 Electrical	-1,573.81		-426.83	
7515 Fire safety	-442.80		-650.54	
7518 Kitchen appliances	-218.40		-115.00	
7520 Kitchen equipment	-51.47		-76.17	
7524 Other	-256.18		-166.68	
7527 Plumbing	-84.00		-762.00	
7530 Sewage system, pumps	0.00		-795.52	
7533 Safety equipment	-14.77		-89.62	
7900 SPECIAL PROJECTS		-11,238.90		0.00
7901 CIO fees	-438.90		0.00	
7902 Solar panel installation	-10,800.00		0.00	
8000 Screen Costs		-2,434.11		-2,371.16
8001 Filmbank Licence	-1,481.10		-1,323.60	
8002 Media	116.69		-11.43	
8003 Bar Stock	-721.84		-660.89	
8004 Ice creams	-298.41		-332.41	
8005 SumUp fee	-35.06		-28.44	
8006 Admin	-14.39		-14.39	
9000 Miscellaneous		-1,156.75		-524.50
9002 Donation	-25.75		0.00	
9003 Refund Occasional users	69.00		-524.50	
9050 Refund of deposit	-1,200.00		0.00	
TOTAL PAYMENTS		-44,860.01		-27,571.43
NET PROFIT/(LOSS) FOR PERIOD		7,794.33		10,321.26

Statement of Assets & Liabilities Report

Sedlescombe Village Hall CIO

Period Ending 31-DEC-2024

	Current	Current	Prior Yr	Prior Yr
ASSETS				
SAVINGS AND INVESTMENTS		34,510.09		35,272.85
CCLA COIF Accumulator	25,253.65		0.00	
COIF DEPOSIT	4,509.53		4,235.14	
Unity Trust Instant Access (Savings)	4,746.91		7,006.48	
COIF Accumulator Fund (CCLA)	0.00		24,031.23	
FIXED ASSETS		511,346.2		494,240.97
Buildings	486,123.00		486,123.00	
Equipment	22,246.45		4,608.00	
Fixtures & Fittings	2,976.81		3,509.97	
CASH AT BANK AND IN HAND		3,673.98		10,107.46
Petty Cash	58.23		15.01	
Screen Float	145		125.00	
Unity Trust Bank T1 (Current)	3,470.75		5,311.82	
CAF CURRENT	0.00		4,531.92	
Stripe	0.00		123.71	
SumUp	0.00		0.00	
OTHER ASSETS		1,649.00		3,520.00
DEBTORS-*DEBTORS AR	1,452.00		3,323.00	
STOCK-Cinema Bar stock	197.00		197.00	
TOTAL ASSETS		551,179.3		543,141.28
LIABILITIES				
CURRENT LIABILITIES		-1,837.00		-1,593.28
*CREDITORS - RefundableDeposits	-1,237.00		-1,065.00	
*Creditors - bills due	-600.00		-528.28	
<u>TOTAL NET ASSETS @ 31-DEC-2024</u>		<u>549,342.3</u>		<u>541,548.00</u>
REPRESENTED BY FUNDS				
Cash	56,261.84		23,275.80	
Fixed Assets	493,080.49		494,240.97	
Investments	0.00		24,031.23	
LONG-TERM LIABILITIES				
<u>TOTAL FUNDS BALANCE @ 31-DEC-2024</u>		<u>549,342.3</u>		<u>541,548.00</u>

**Independent Examiner's Report to the Committee of
Sedlescombe Village Hall CIO**

I report on the accounts of Sedlescombe Village Hall CIO
for the twelve month period ended 31 December 2024 which are set out on the previous pages.

Respective responsibilities of committee & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- 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 supporting documentation presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN

Dated:

Sedlescombe Village Hall CIO

Charity Number: 1204971

and

Sedlescombe Village Hall CIO

Company Number: CEO033729

Annual Accounts

for the period

1 January 2024 - 31 December 2024

Contents:	Page
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Receipts & Payments account	2
Statement of Assets & Liabilities	3
Notes	4-7
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Hastings Voluntary Action
Jackson Hall
Portland Place
Hastings
East Sussex
TN34 1QN

**Organisational information for
Sedlescombe Village Hall CIO
for the year ended 31st December 2024**

Name of charity:	Sedlescombe Village Hall CIO
Legal form:	C.I.O. - Charity Number 1204971 & Company Number CEO033729
Governing document:	Constitution dated 26.09.23
Address:	Sedlescombe Village Hall Church Hill Sedlescombe East Sussex TN33 0QW
Trustees:	David Brabants Keith Saunders - Chair Clare Saunders Nigel Ford Shelia Palmer Andrea Hogwood Stella Brabants Shirley Davies
Bankers:	CAF Bank , West Malling, Kent Unity Trust Bank, Willenhall
Independent Examiner:	Laura Dawson, Independent Examiner HVA, Jackson Hall, Portland Place, Hastings, TN34 1QN
Objects:	The object of the Charity shall be the provision and maintenance of a village hall for the use of the inhabitants of the Parish of Sedlescombe and the surrounding neighbourhood, (hereinafter called "the area of benefit") without distinction of political, religious or other opinions, including use for meetings, lectures and classes, and for other forms of recreation and leisure-time occupation, with the object of improving the conditions of life for the said inhabitants

Sedlescombe Village Hall CIO

Receipts & Payment accounts

for the period

01 January 2024 to 31 December 2024

All funds are unrestricted

	2024	2023
<u>Receipts</u>		
Regular Hire	25,322	22579
Casual Hire	10,505	11234
Other Income	2,277	428
Screen Income	3,750	3652
Special Project Income	10,800	
TOTAL RECEIPTS	52,654	37893
<u>Expenditure</u>		
Current Assets	-	-27
Fixed Assets	2,201	1685
Admin Costs	2,854	2755
Operating Costs	20,914	15671
Maintenance	3,748	4269
Consumables	213	322
Special Projects	11,239	
Screen Costs	2,434	2371
Miscellaneous	1,157	525
Asset Replacement	100	
TOTAL PAYMENTS	44,860	27571
Net surplus/-deficit	7,794	10321
Loss/Gain on Investment Fund	-	2676
	7,794	12997
Fund balances b/f	541,548	528551
Fund balances c/f	549,342	541548

Sedlescombe Village Hall CIO

Statement of Assets & Liabilities

as at

31 December 2024

			2024	2023
Assets				
Fixed Assets				
			511,346.26	494,240.90
Current assets				
Savings & Investments	@	31/12/24	34,510	35,273
Cash at Bank	@	31/12/24	3,471	9,967
Cash in hand	@	31/12/24	203	140
			<u>38,184</u>	<u>45,380</u>
Other Assets				
Debtors			1,452	3,323
Cinema Bar Stock			<u>197</u>	<u>197</u>
			1,649	3,520
Total Assets			<u>551,179</u>	<u>543,141</u>
less Current liabilities				
Creditors - Refundable Deposits			1,237	1,065
Creditors - Bills Due			<u>600</u>	<u>528</u>
			1,837	1,593
Total Net Assets			<u>549,342</u>	<u>541,548</u>
 Represented by:				
ACCUMULATED FUND b/f			541,548	528,551
Surplus/deficit of receipts over payments			<u>7,794</u>	<u>12,997</u>
			<u>549,342</u>	<u>541,548</u>

Charity Law requires the Trustees to prepare financial statements for each financial year which comply with the regulations set out in the Charities Act 1993. The trustees have elected to take advantage of the provisions that apply to small charities and have prepared a Receipts and Payments account and Statement of Assets and Liabilities.

Approved by the Trustees on _____ and signed on their behalf by

_____ Keith Saunders - Chair

Profit & Loss Report

Sedlescombe Village Hall CIO

01-JAN-2024 - 31-DEC-2024

	Current Yr	Current Yr	Prior Yr	Prior Yr
INCOME				
4000 REGULAR HIRE		25,322.00		22,579.00
4003 Art Club	684.00		-36.00	
4006 Battle & D Art Club	1,546.50		1,852.00	
4009 Badminton	972.00		1,974.00	
4012 Band - Sound Syndicate	900.00		1,318.00	
4015 Bowls	1,836.00		1,700.00	
4018 Cactus Soc Rother District	396.00		542.00	
4021 Church Market	682.00		770.00	
4024 Dance Fitness (Cole)	1,494.00		1,462.00	
4027 Mark Fisher Art	812.00		580.00	
4030 Fit for Life (Trimmer)	1,548.00		1,360.00	
4033 Garden Society	1,061.00		606.00	
4036 K9 Dog Club	1,146.00		1,654.00	
4039 Parish Council	443.00		252.00	
4045 Pre-School	6,499.00		6,180.50	
4048 Sedlescombe Players	1,470.00		63.00	
4054 Surgery	216.00		436.00	
4057 Thursday club	220.00		231.00	
4060 Wine Club	294.00		334.00	
4090 ESRP Minibus Parking	3,102.50		1,300.50	
4100 Casual Hire		10,505.00		11,234.00
4101 Casual hire - daily	10,271.00		11,234.00	
4103 Event Hire Income	234.00		0.00	
4400 OTHER INCOME		2,277.37		428.12
4401 Additional cleaning charge	0.00		135.00	
4415 Gift Aid Donations	25.00		0.00	
4425 Bank Interest	58.87		27.62	
4426 Interest - deposit account	182.90		125.50	
4427 CCLA Interest reinvested	1,554.20		0.00	
4430 Donations Rec'd for Charitable Causes	35.00		45.00	
4440 Misc. Receipts	-228.60		0.00	
4441 Refunded Admin costs	0.00		45.00	

4442 Projector Hire	50.00		50.00	
4450 Refundable deposit paid	600.00		0.00	
4500 SPECIAL PROJECT INCOME		10,800.00		0.00
4501 Solar Panels	10,800.00		0.00	
5000 SCREEN INCOME		3,749.97		3,651.57
5001 Ticket Sales	1,974.00		1,876.00	
5002 Bar sales	1,100.50		1,058.21	
5003 Ice cream sales	456.60		440.40	
5004 DVD Donations	218.87		276.96	
TOTAL INCOME		52,654.34		37,892.69
<u>EXPENSES</u>				
1000 CURRENT ASSETS		0.00		27.00
1040 Stock Cost of Sales Adj.	0.00		27.00	
1500 FIXED ASSETS		-2,201.48		-1,685.16
1525 Accumulated Depreciation	-2,201.48		-1,685.16	
7000 ADMIN COSTS		-2,854.37		-2,755.47
7002 Licences	-84.00		-180.00	
7003 Postage	0.00		-4.50	
7005 IT Expenses	-365.80		-355.20	
7006 Insurance Costs	-1,969.83		-1,910.97	
7020 Printing & Stationary	-32.74		-7.89	
7030 Professional Fees	0.00		-58.00	
7031 Audit Fees	-125.00		0.00	
7045 Bank Charges & Expenses	-81.40		-66.03	
7046 Stripe Fees	-195.60		-102.88	
7099 Other Costs	0.00		-70.00	
7200 OPERATING COSTS		-20,913.84		-15,670.96
7201 Hall Manager	-9,000.00		-1,760.00	
7209 Electricity	-2,583.56		-2,507.08	
7210 Gas	-3,008.57		-1,974.19	
7211 Water Rates	-1,616.16		-900.00	
7213 Telephone and Internet	-674.27		-618.52	
7222 Council Tax / Rates	-1,083.84		-929.82	
7226 Cleaning by Manager	0.00		-4,169.98	
7227 Cleaning - additional	0.00		-130.00	
7228 Window Cleaning	-80.00		-120.00	
7230 Refuse collection	-1,273.70		-1,108.27	
7231 SaniBins	-1,593.74		-1,453.10	
7300 CONSUMABLES		-212.50		-321.73

7303 Bin bags	-14.40		-21.75	
7306 Cloths	-13.79		0.00	
7312 Hand Soap	-3.54		-32.89	
7315 Kitchen	-42.12		-108.53	
7318 Toilet rolls	-94.71		-133.87	
7325 Other	-43.94		-24.69	
7400 ASSET REPLACEMENT		-99.99		0.00
7401 Kitchen Equipment	-99.99		0.00	
7500 MAINTENANCE - Routine		-3,748.07		-4,269.45
7501 Grounds Maintenance	-650.00		-995.00	
7502 Health and Safety	-50.87		0.00	
7504 Boiler	-37.74		0.00	
7506 Building	-289.48		-192.09	
7509 Defibrillator	-78.55		0.00	
7512 Electrical	-1,573.81		-426.83	
7515 Fire safety	-442.80		-650.54	
7518 Kitchen appliances	-218.40		-115.00	
7520 Kitchen equipment	-51.47		-76.17	
7524 Other	-256.18		-166.68	
7527 Plumbing	-84.00		-762.00	
7530 Sewage system, pumps	0.00		-795.52	
7533 Safety equipment	-14.77		-89.62	
7900 SPECIAL PROJECTS		-11,238.90		0.00
7901 CIO fees	-438.90		0.00	
7902 Solar panel installation	-10,800.00		0.00	
8000 Screen Costs		-2,434.11		-2,371.16
8001 Filmbank Licence	-1,481.10		-1,323.60	
8002 Media	116.69		-11.43	
8003 Bar Stock	-721.84		-660.89	
8004 Ice creams	-298.41		-332.41	
8005 SumUp fee	-35.06		-28.44	
8006 Admin	-14.39		-14.39	
9000 Miscellaneous		-1,156.75		-524.50
9002 Donation	-25.75		0.00	
9003 Refund Occasional users	69.00		-524.50	
9050 Refund of deposit	-1,200.00		0.00	
TOTAL PAYMENTS		-44,860.01		-27,571.43
NET PROFIT/(LOSS) FOR PERIOD		7,794.33		10,321.26

Statement of Assets & Liabilities Report

Sedlescombe Village Hall CIO

Period Ending 31-DEC-2024

	Current	Current	Prior Yr	Prior Yr
ASSETS				
SAVINGS AND INVESTMENTS		34,510.09		35,272.85
CCLA COIF Accumulator	25,253.65		0.00	
COIF DEPOSIT	4,509.53		4,235.14	
Unity Trust Instant Access (Savings)	4,746.91		7,006.48	
COIF Accumulator Fund (CCLA)	0.00		24,031.23	
FIXED ASSETS		511,346.2		494,240.97
Buildings	486,123.00		486,123.00	
Equipment	22,246.45		4,608.00	
Fixtures & Fittings	2,976.81		3,509.97	
CASH AT BANK AND IN HAND		3,673.98		10,107.46
Petty Cash	58.23		15.01	
Screen Float	145		125.00	
Unity Trust Bank T1 (Current)	3,470.75		5,311.82	
CAF CURRENT	0.00		4,531.92	
Stripe	0.00		123.71	
SumUp	0.00		0.00	
OTHER ASSETS		1,649.00		3,520.00
DEBTORS-*DEBTORS AR	1,452.00		3,323.00	
STOCK-Cinema Bar stock	197.00		197.00	
TOTAL ASSETS		551,179.3		543,141.28
LIABILITIES				
CURRENT LIABILITIES		-1,837.00		-1,593.28
*CREDITORS - RefundableDeposits	-1,237.00		-1,065.00	
*Creditors - bills due	-600.00		-528.28	
<u>TOTAL NET ASSETS @ 31-DEC-2024</u>		<u>549,342.3</u>		<u>541,548.00</u>
REPRESENTED BY FUNDS				
Cash	56,261.84		23,275.80	
Fixed Assets	493,080.49		494,240.97	
Investments	0.00		24,031.23	
LONG-TERM LIABILITIES				
<u>TOTAL FUNDS BALANCE @ 31-DEC-2024</u>		<u>549,342.3</u>		<u>541,548.00</u>

**Independent Examiner's Report to the Committee of
Sedlescombe Village Hall CIO**

I report on the accounts of Sedlescombe Village Hall CIO
for the twelve month period ended 31 December 2024 which are set out on the previous pages.

Respective responsibilities of committee & examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act), and that an independent examination is needed.

It is my responsibility:

- to examine the accounts under section 145 of the Charities Act
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- 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 supporting documentation presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the 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

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act
 - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Acthave not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Laura Dawson
Finance Manager
Hastings Voluntary Action
Jackson Hall, Portland Place, Hastings, TN34 1QN

Dated: