

# MEADS (EASTBOURNE) COMMUNITY CENTRE

England & Wales · Charity number 1206558

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2024-01-16

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

## Contact

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**Address** Flat 48  
Park Gates  
Chiswick Place  
Eastbourne  
East Sussex  
BN21 4BE

**Phone** 07803203870

**Email** [info@meadshall.org](mailto:info@meadshall.org)

**Website** [www.meadsecc.org](http://www.meadsecc.org)

## Activities

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**Objects:** THE OBJECTS OF THE CIO ARE TO FURTHER OR BENEFIT THE RESIDENTS OF MEADS (THE ELECTORAL WARD KNOWN AS MEADS, IN THE CONSTITUENCY OF EASTBOURNE, EAST SUSSEX) AND NEIGHBOURING COMMUNITIES, WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING TOGETHER THE SAID RESIDENTS AND THE LOCAL AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS, CLUBS AND GROUPS, IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECTIVE OF IMPROVING THE CONDITIONS OF LIFE FOR THE RESIDENTS. NOTHING IN THIS CONSTITUTION SHALL AUTHORISE AN APPLICATION OF THE PROPERTY OF THE CIO FOR THE PURPOSES WHICH ARE NOT CHARITABLE.

**Activities:** We aim to takeover operations at the Parish Hall, Meads, continue to offer it for the use of all, and repair and renovate it for the 21st century.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- East Sussex

## Finances

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Period end	Income	Expenditure	Assets	Employees
2025-03-31	£608,924	£19,534	£589,390	0

## Trustees

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Name	Role	Appointed
<b>Robert Christopher Smart MA FCA</b>	Chair	2023-11-28
ANDREW MATHIESON WILLIAMS		2025-05-02
Annalisa Bicknell		2023-12-22
Helen Marie Wallace		2023-11-28
Peter Graham Ellis		2026-03-09

**MEADS (EASTBOURNE) COMMUNITY CENTRE**

England & Wales - Charity number 1206558

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# Accounts

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REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025  
FOR  
MEADS (EASTBOURNE) COMMUNITY CENTRE

LMDB Accountants  
Chartered Certified Accountants  
Railview Lofts  
19c Commercial Road  
Eastbourne  
East Sussex  
BN21 3XE

MEADS (EASTBOURNE) COMMUNITY CENTRE

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FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

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## MEADS (EASTBOURNE) COMMUNITY CENTRE

### REPORT OF THE TRUSTEES FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

The trustees present their report with the financial statements of the charity for the period 16 January 2024 to 31 March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

#### OBJECTIVES AND ACTIVITIES

##### Objectives and aims

The objects of the charity are to further or benefit the residents of Meads (the electoral ward known as Meads, in the constituency of Eastbourne, East Sussex) and neighbouring communities, without distinction of sex, sexual orientation, race or of political, religious or other opinions by associating together the said residents and the local authorities, voluntary and other organisations, clubs and groups, in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure time occupation with the objective of improving the conditions of life for the residents. Nothing in this constitution shall authorise an application of the property of the charity for the purposes which are not charitable.

##### Significant activities

Activities during the period were focused on raising the funds necessary in order to acquire Meads Hall (formerly St. Johns Parish Hall), repair and refurbish the Hall, and manage its operation to meet the objectives of the charity as described.

##### Public benefit

The trustees have complied with the duty described in section 17(5) of the Charities Act 2011 to have due regard to guidance issued by the Charity Commission on Public Benefit in deciding what activities the trust should undertake.

#### ACHIEVEMENTS AND PERFORMANCE

##### Charitable activities

The trustees are delighted to report success in raising the funds necessary to acquire a 99 year lease at a peppercorn rent on the Hall from 27 September 2024, and to repair and refurbish the Hall through a project which was completed on time and on budget ready for operations commencing on 3 March 2025. Lord Burlington formally reopened the Hall on 8 April 2025, some 99 years after his antecedent opened the original parish hall.

## MEADS (EASTBOURNE) COMMUNITY CENTRE

### REPORT OF THE TRUSTEES FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

#### FINANCIAL REVIEW

##### Financial position

During the period the total income generated by the charity amounted to £608,924. As shown in the notes to the financial statements this arose from grants, donations, gift aid, fundraising events and hall bookings. Grants are listed in note 2, and the large Community Ownership Fund grant of £450,000 received from the Ministry of Housing, Communities and Local Government required matched funding of £100,000 to be raised. This figure was surpassed and the trustees place on record their grateful thanks to all contributors, representing the wonderful community spirit in Meads, Eastbourne and demonstrating the importance of the Hall to the community.

The vast majority of these funds have been expended through the repair and refurbishment project. Bookings for the Hall have been most satisfactory and several new exciting hirers have joined the previous list of returning customers which augurs well for the future viability of the Hall. Whilst the fabric of the building, including the roof and its insulation, has been repaired for decades to come there will be ongoing maintenance issues and suitable reserves will be provided in future years.

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing document

Meads (Eastbourne) Community Centre is a charitable incorporated organisation registered with the Charity Commission in England and Wales under charity number 1206558. It was registered on 16 January 2024. It is controlled by its governing document, its constitution.

##### Recruitment and appointment of new trustees

The Trustees provide a wide range of relevant skills and experience and, as the operation develops consideration will be given to the recruitment of additional trustees. Day to day management is entrusted to a volunteer Hall Manager who is supported by a Premises Manager.

#### REFERENCE AND ADMINISTRATIVE DETAILS

##### Registered Charity number

1206558

##### Principal address

Flat 48  
Park Gates  
Chiswick Place  
Eastbourne  
East Sussex  
BN21 4BE

##### Trustees

RC Smart	Chairman
AW Bicknell	Treasurer
HM Wallace	Secretary
AM Williams	Member (Appointed 2 May 2025)
M Peacock	Deputy Chair (Resigned 13 August 2024)

MEADS (EASTBOURNE) COMMUNITY CENTRE

REPORT OF THE TRUSTEES  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

REFERENCE AND ADMINISTRATIVE DETAILS

Independent Examiner

LMDB Accountants

Chartered Certified Accountants

Railview Lofts

19c Commercial Road

Eastbourne

East Sussex

BN21 3XE

Approved by order of the board of trustees on 8 September 2025 and signed on its behalf by:

R C Smart - Trustee

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
MEADS (EASTBOURNE) COMMUNITY CENTRE

Independent examiner's report to the trustees of Meads (Eastbourne) Community Centre  
I report to the charity trustees on my examination of the accounts of Meads (Eastbourne) Community Centre (the Trust) for the period 16 January 2024 to 31 March 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

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

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

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

Stuart Murray FCCA

LMDB Accountants  
Chartered Certified Accountants  
Railview Lofts  
19c Commercial Road  
Eastbourne  
East Sussex  
BN21 3XE

12 September 2025

MEADS (EASTBOURNE) COMMUNITY CENTRE

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

	Notes	Unrestricted fund £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations	2	94,591	500,700	595,291
Charitable activities	4			
Meads Community Hall		2,888	-	2,888
Other trading activities	3	10,745	-	10,745
Total		<u>108,224</u>	<u>500,700</u>	<u>608,924</u>
EXPENDITURE ON				
Raising funds	5	3,133	-	3,133
Charitable activities	6			
Meads Community Hall		16,401	-	16,401
Total		<u>19,534</u>	<u>-</u>	<u>19,534</u>
NET INCOME		88,690	500,700	589,390
Transfers between funds	13	500,700	(500,700)	-
Net movement in funds		<u>589,390</u>	<u>-</u>	<u>589,390</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>589,390</u></u>	<u><u>-</u></u>	<u><u>589,390</u></u>

The notes form part of these financial statements

MEADS (EASTBOURNE) COMMUNITY CENTRE

BALANCE SHEET  
31 MARCH 2025

	Notes	Unrestricted fund £	Restricted fund £	Total funds £
<b>FIXED ASSETS</b>				
Tangible assets	10	572,827	-	572,827
<b>CURRENT ASSETS</b>				
Debtors	11	7,965	-	7,965
Cash at bank and in hand		28,404	-	28,404
		<u>36,369</u>	-	<u>36,369</u>
<b>CREDITORS</b>				
Amounts falling due within one year	12	(19,806)	-	(19,806)
		<u>16,563</u>	-	<u>16,563</u>
<b>NET CURRENT ASSETS</b>				
		<u>589,390</u>	-	<u>589,390</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>				
		<u>589,390</u>	-	<u>589,390</u>
<b>NET ASSETS</b>				
		<u>589,390</u>	-	<u>589,390</u>
<b>FUNDS</b>				
Unrestricted funds	13			<u>589,390</u>
<b>TOTAL FUNDS</b>				
				<u>589,390</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 8 September 2025 and were signed on its behalf by:

R C Smart - Trustee

MEADS (EASTBOURNE) COMMUNITY CENTRE

CASH FLOW STATEMENT

FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

	Notes	£
Cash flows from operating activities		
Cash generated from operations	1	601,231
		<u>601,231</u>
Net cash provided by operating activities		<u>601,231</u>
Cash flows from investing activities		
Purchase of tangible fixed assets		(572,827)
		<u>(572,827)</u>
Net cash (used in)/provided by investing activities		<u>(572,827)</u>
		<u>28,404</u>
Change in cash and cash equivalents in the reporting period		28,404
Cash and cash equivalents at the beginning of the reporting period		-
		<u>28,404</u>
Cash and cash equivalents at the end of the reporting period		<u>28,404</u>

The notes form part of these financial statements

MEADS (EASTBOURNE) COMMUNITY CENTRE

NOTES TO THE CASH FLOW STATEMENT  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES

	£
Net income for the reporting period (as per the Statement of Financial Activities)	589,390
Adjustments for:	
Increase in debtors	(7,965)
Increase in creditors	19,806
	<u>          </u>
Net cash provided by operations	<u><u>601,231</u></u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 16.1.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank and in hand	-	28,404	28,404
	<u>          </u>	<u>          </u>	<u>          </u>
	-	28,404	28,404
	<u>          </u>	<u>          </u>	<u>          </u>
Total	<u><u>          </u></u>	<u><u>28,404</u></u>	<u><u>28,404</u></u>

The notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

The presentational currency of the financial statements is the Pound Sterling (£).

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Grant income is recognised when there is formal offer of funding communicated in writing to the charity which does not relate wholly to future accounting periods.

Donations are recognised on a receivable basis (where there are no performance-related conditions) where the receipt is probable and the amount can be reliably measured.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Leasehold property	- 2% on cost
Plant and machinery	- 5% on cost

Tangible fixed assets are initially measured at cost and subsequently stated at depreciated historic cost.

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

1. ACCOUNTING POLICIES - continued

Fund accounting

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Financial instruments

Financial assets and financial liabilities are recognised in the balance sheet when the charity becomes a party to the contractual provisions of the instrument.

Trade and other debtors and creditors are classified as basic financial instruments and are initially measured at initial recognition at transaction price. Debtors and creditors are subsequently measured at amortised cost using the effective interest rate method. A provision is established when there is objective evidence that the company will not be able to collect all amounts due. Cash and cash equivalents are classified as basic financial instruments and comprise cash at bank

Financial liabilities issued by the company are classified in accordance with the substance of the contractual arrangements entered into and meet the definitions of a financial liability.

Financial assets are de-recognised when:

- the contractual rights to the cash flows from the financial asset expire or are settled; or
- the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset; or
- the charity despite having retained some but not all significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are de-recognised only when the obligation specified in the contract is discharged, cancelled or expires

2. DONATIONS

	£
Donations	84,130
Gift aid	10,461
Grants	500,700
	<hr/>
	595,291
	<hr/> <hr/>

MEADS (EASTBOURNE) COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

2. DONATIONS - continued

Grants received, included in the above, are as follows:

	£
Community Ownership Fund	450,000
Eastbourne Borough Council	20,700
The John Jackson Trust	20,000
Duke of Devonshire Charitable Trust	5,000
Chalk Cliff Trust	5,000
	<u>500,700</u>

3. OTHER TRADING ACTIVITIES

	£
Fundraising events	<u>10,745</u>

4. INCOME FROM CHARITABLE ACTIVITIES

	£
Room hire	2,888
Activity Meads Community Hall	<u>2,888</u>

5. RAISING FUNDS

Raising donations and legacies	
Fundraising event costs	<u>3,133</u>

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs	Support costs (see note 7)	Totals
	£	£	£
Meads Community Hall	<u>9,977</u>	<u>6,424</u>	<u>16,401</u>

MEADS (EASTBOURNE) COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

7. SUPPORT COSTS

	Management £	Information technology £	Other £	Governance costs £	Totals £
Meads Community Hall	<u>1,890</u>	<u>2,487</u>	<u>367</u>	<u>1,680</u>	<u>6,424</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 March 2025.

Trustees' expenses

During the period two trustees were reimbursed expenses as follows:

	2025 £
Tangible fixed assets	2,401
Other costs	<u>215</u>

9. INDEPENDENT EXAMINER'S REMUNERATION

The independent examiner's remuneration totalled £1,680 for the period.

10. TANGIBLE FIXED ASSETS

	Leasehold property £	Plant and machinery £	Totals £
COST			
Additions	<u>519,694</u>	<u>53,133</u>	<u>572,827</u>
NET BOOK VALUE			
At 31 March 2025	<u>519,694</u>	<u>53,133</u>	<u>572,827</u>

Leasehold property represents the renovation of Meads Hall. The property was leased to the charity for 99 years under a lease commencing 27 September 2024 for a peppercorn rent.

No depreciation has been provided as the renovation of the Meads Hall was completed shortly prior to the end of the period.

MEADS (EASTBOURNE) COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade debtors	3,244
Other debtors	2,543
Prepayments	2,178
	<u>7,965</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Trade creditors	15,026
Accruals and deferred income	4,780
	<u>19,806</u>

Deferred income as at 31 March 2025 comprises room hire deposits of £3,100 for bookings after the reporting date.

13. MOVEMENT IN FUNDS

	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds			
General fund	88,690	500,700	589,390
Restricted funds			
Meads Hall renovation fund	500,700	(500,700)	-
	<u>589,390</u>	<u>-</u>	<u>589,390</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	108,224	(19,534)	88,690
Restricted funds			
Meads Hall renovation fund	500,700	-	500,700
	<u>608,924</u>	<u>(19,534)</u>	<u>589,390</u>

MEADS (EASTBOURNE) COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS - continued  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

13. MOVEMENT IN FUNDS - continued

Unrestricted funds represent monies given to the charity without restrictions.

Restricted funds represent monies given to the charity for a particular purpose. During the period the only such purpose was for the repair and refurbishment of the Meads Community Hall.

Transfers between funds

Following completion of the successful renovation of Meads Community Hall in March 2025, the restricted grant funds provided for this purpose have been transferred to the general funds. Restricted funds were expended in full in the period, with the amount recognised within fixed assets.

14. CAPITAL COMMITMENTS

Contracted but not provided for in the financial statements	£ <u>17,844</u>
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The above represents the cost of the remaining property renovations. The outstanding works to the exterior of the hall were scheduled after the end of accounting period as they could not be carried out in the winter months.

15. RELATED PARTY DISCLOSURES

There were no related party transactions for the period ended 31 March 2025.

MEADS (EASTBOURNE) COMMUNITY CENTRE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

£

INCOME AND ENDOWMENTS

Donations	
Donations	84,130
Gift aid	10,461
Grants	500,700
	<hr/>
	595,291
Other trading activities	
Fundraising events	10,745
Charitable activities	
Room hire	2,888
	<hr/>
Total incoming resources	608,924

EXPENDITURE

Raising donations and legacies	
Fundraising event costs	3,133
Charitable activities	
Rates and water	82
Insurance	6,313
Light and heat	1,690
Property maintenance	1,892
	<hr/>
	9,977
Support costs	
Management	
Postage and stationery	69
Marketing	1,506
Labour	315
	<hr/>
	1,890
Information technology	
IT, website and telephone	2,487
Other	
Sundries	205
Carried forward	205

This page does not form part of the statutory financial statements

MEADS (EASTBOURNE) COMMUNITY CENTRE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE PERIOD 16 JANUARY 2024 TO 31 MARCH 2025

	£
Other	
Brought forward	205
Subscriptions	162
	<hr/>
	367
Governance costs	
Accountancy	1,680
	<hr/>
Total resources expended	19,534
	<hr/>
Net income	589,390
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This page does not form part of the statutory financial statements