

**NORTHAM VILLAGE HALL TRUST**

**Registered Charity No 269218**

**ACCOUNTS**

**FOR THE YEAR ENDED**

**31<sup>st</sup> DECEMBER 2025**

**B A Taxation Services  
113 Shakespeare Tower  
Barbican  
London  
EC2Y 8DR**

**NORTHAM VILLAGE HALL TRUST**

**Registered Charity No 269218**

**Contents of the Financial Statements  
for the year ended 31 December 2025**

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# NORTHIAM VILLAGE HALL TRUST

Frewen Close, Main Street, Northiam, East Sussex, TN31 6RA  
Registered Charity Number 269218

## Report of the Trustees for the financial year ended 31 December 2025

The land on which Northiam village hall now stands was purchased by the community in 1971 from two local landowners/farmers. A Trust was established at that time to hold and manage the land, and to build the hall when time and funds permitted. Construction of buildings started in 1975 by Ellis of Etchingham, funded by the sale of the land on which the six Frewen Close bungalows now stand. Through a range of improvements, by 2000, the original building had been extended to provide additional meeting rooms and storage space, with a metal-clad pitched roof installed to replace the original board and felt roof.

The buildings and surrounding land are now held in trust by the Charity Commission's Official Custodian, on behalf of the local community. A management committee (Northiam Village Hall Trust) has responsibility for the day-to-day running of the hall, governed by the Trust Deed established in 1971. This set the initial goal of providing a village hall with the objective of improving the conditions of life for Northiam residents. The Trust is a registered charity, regulated by the Charities Commission, and answerable to the local community each year at an Annual General Meeting. Trustees are appointed each year at the AGM, either elected by the community, nominated by local groups that use the hall, or co-opted into the Trust. At the 2025 AGM the following 11 Trustees were appointed:

Keith Whiting (Chair); Christine Palmer (Secretary); Sylvia Wickens (Bookings Secretary); Bernie Bone (Treasurer); Margaret Davies; John Fenton; Sarah Giles; John Palmer; Richard Robinson; Pete Sargent, and Sue Schlesinger.

The Trust generates its income from rentals paid by hall users, supplemented by donations and fund-raising activities. Day-to-day running costs absorb most of the income, and any surplus is used towards maintenance and improvements to the hall. Where appropriate, grants from other bodies are accessed by the Trust to assist with the cost of specific projects and significant improvement works.

A major event for the village hall in 2025 was a Pantomime (Dick Whittington), put on for the 2025 Christmas season and the first stage production in the hall for more than 10 years. In Spring 2025 when the Trustee committee first committed to the show, there was a lot of uncertainty as to the outcome, but in the end all three performances were sold out with some 500 people from Northiam and beyond enjoying the show. Total revenue (ticket sales, programme sales, refreshments etc) was £6,709, which comfortably covered costs (scenery, costumes, performing rights etc) of £4,103. The surplus will enable us to improve some of the hall facilities to support future productions, provide additional storage capacity, and make some necessary improvements to our sound and lighting systems.

During 2025 we have been fortunate to obtain grant assistance from the National Lottery Community Fund in two tranches: £1800 to provide downlighters in the main hall to give flexibility to the lighting options; and £2750 towards the cost of replacing the old incandescent stage lighting with up-to-date LED, computer controlled, flexible lighting, much needed if we are to mount future stage productions.

During the financial year ended 31 Dec 2025 our income from hiring the halls was £15,496, slightly down on 2024. Other regular income of £3,650 and fund-raising income of £12,967 (including the Pantomime) gave us total "trading" income of £32,113 (£26,249 in 2024). Total revenue, which includes grants for special projects, was £36,663. This is less than total revenue for 2024 of £45,259, but that includes grants for special projects of £19,010.

Day to day running costs (including the Pantomime) of £30,369 were significantly higher than 2024 (£17,941). This partly reflects the Pantomime costs, but includes a substantial increase in maintenance costs, due mainly to urgent work required on our eastern boundary hedge. The field maples within the hedge had grown to more than 15 metres high and were threatening some of the adjoining properties in Elizabeth Gardens, so had to be reduced to a height where they could be properly managed in the future. This was unexpected and expensive work, and the costs will continue into 2026.

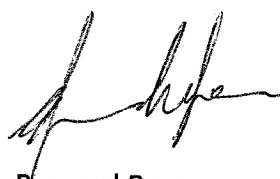
After grant income, expenditure on special projects and the £600 final repayment on a loan taken in 2020 to assist with the installation of our heating control system, our surplus for 2025 was £3,361, compared with a surplus of £9,680 for 2024.

In 2026 we will continue to make further upgrades and improvements throughout the facilities, where funds permit. In the medium term we will need to provide resources to replace the gas boilers.

January 2026



Keith Whiting  
Chair, Northiam Village Hall Trust



Bernard Bone  
Treasurer, Northiam Village Hall Trust

# **NORTHAM VILLAGE HALL TRUST**

Registered Charity No: 269218

## **STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>INCOME</b>		
Lettings	15,496	16,622
Donations	865	531
Fund Raising	12,967	5,361
Miscellaneous	2,535	3,432
Grants re: Special Projects	4,550	19,010
Bank Interest	250	303
	<u>36,663</u>	<u>45,259</u>
<b>EXPENDITURE</b>		
Insurance	1,405	1,418
Repairs, Renewals and Maintenance	9,958	5,770
Cleaning	2,648	2,400
Equipment	3,863	691
Administration	2,143	1,437
Heat and Light	2,940	3,208
Water	526	528
Fund raising expenses	6,155	821
Expenditure on special projects	2,933	17,638
Loan repayment	600	600
Miscellaneous	130	1,069
	<u>33,302</u>	<u>35,579</u>
<b>SURPLUS/(DEFICIT) FOR THE YEAR</b>	<b>3,361</b>	<b>9,680</b>
Cash funds brought forward 1.1.25	28,916	19,236
Cash funds carried forward 31.12.25	<u>32,277</u>	<u>28,916</u>

# NORTHAM VILLAGE HALL TRUST

Registered Charity No: 269218

## STATEMENT OF ASSETS AND LIABILITIES AS AT 31st DECEMBER 2025

	2025	2024
	£	£
<b>ASSETS</b>		
Cash at bank	32,117	28,756
Cash in hand	160	160
	<u>32,277</u>	<u>28,916</u>
<b>LIABILITIES</b>		
Deposit for hall hire	200	200
Loan from Don Hanson Charitable Foundation	<u>0</u>	<u>600</u>
	<u>200</u>	<u>800</u>

The Income and Expenditure Account and Statement of Assets and Liabilities were approved by the Trustees.

Name K Whiting  
K Whiting  
Date 21/01/2026

# **NORTHAM VILLAGE HALL TRUST**

Registered Charity No: 269218

## **BREAKDOWN OF FUNDRAISING INCOME 2025**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
Jumble Sales	1,430	1,221
Farmers Market breakfasts	836	1,214
Coffee Mornings/Other	2,417	1,542
Cinema	1,575	1,244
Pantomime	6,709	-
Special Projects: defibrillator	-	140
	<u>12,967</u>	<u>5,361</u>

## **BREAKDOWN OF GRANTS RE: SPECIAL PROJECTS**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
National Lottery Community Fund: Downlighters	1,800	-
National Lottery Community Fund: Stage lighting	2,750	-
Rother District Council: Cavity Wall Insulation	-	3,010
National Lottery Community Fund: Solar Panels	-	16,000
	<u>4,550</u>	<u>19,010</u>

## **BREAKDOWN OF EXPENDITURE: SPECIAL PROJECTS**

	<b>2025</b>	<b>2024</b>
Replacement Stage lighting	1,299	-
Main Hall Downlighters	1,634	-
Solar Panels	-	16,635
Defibrillator	-	668
Central Heating: Clean & Refresh	-	335
	<u>2,933</u>	<u>17,638</u>

**Independent Examiner's Report on the Unaudited Financial  
Statements to the Trustees of Northiam Village Hall Trust  
Charity No: 269218**

I report on the financial statements for the year ended 31<sup>st</sup> December 2025 set out on the following pages.

**Respective responsibilities of Trustees and Independent Examiner**

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

It is my responsibility to:

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

**Basis of independent examiner's statement**

My examination was conducted in accordance with 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the accounts.

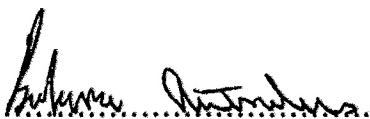
**Independent examiner's statement**

In the course of my examination, no matter has come to my attention

(1) which gives me reasonable cause to believe that, in any material respect, the trustees have not met the requirements to ensure that:

- proper accounting records are kept (in accordance with section 130 of the Act); and
- accounts are prepared which agree with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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London EC2Y 8DR

21.1.2026