

**LEWES AND DISTRICT VISUAL ARTS ASSOCIATION
INCLUDING NO'S 1 AND 2 PADDOCK STUDIOS**

**RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 AUGUST 2025**

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ADMINISTRATIVE INFORMATION

Trustees	A Daniel - (Chair)
	F Mokhtar - (Treasurer)
	J McNair
	J Hathaway
	J Farmer
	C Jones
	C Hedges
	E D Boer
	R Young
	D Hawley
	J Herbert
	K Lenina
Charity Numbers	Lewes & District Visual Arts Association - 288661
	No's 1 and 2 Paddock Studios - 272264
Address	Paddock Studios
	Paddock Lane
	Lewes
	East Sussex
	BN7 1TW
Accountants	TC Group
	One Bell Lane
	Lewes
	East Sussex
	BN7 1JU
Bankers	Lloyds Bank
	8 High Street
	Lewes
	East Sussex
	BN7 2AD
	CAF Bank Limited
	25 Kings Hill Avenue
	Kings Hill
	West Malling
	Kent
	ME19 4JQ

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ANNUAL REPORT FOR YEAR ENDED 31 AUGUST 2025

Legal and administrative information

Lewes and District Visual Arts Association (LADVAA) of Paddock Lane, Lewes BN7 1TW is registered with the Charity Commissioners (No: 288661). The governing document for the charity is the constitution of LADVAA dated 15 October 1982 (amended on 9 September 1983).

Authority for investment powers are laid out in the constitution where such objects allow for investment of monies held by the association that are not immediately required. The income and expenses relating to the charity are shown under the heading "LADVAA" on page 7.

The charity is administered by an executive committee. The members of the committee who served during the year were:

A Daniel (Chair)	P Bushell - retired 30 September 2025
V Venables (Vice Chair) - 9 December 2024 to 12 January 2026	J Hathaway
J McNair (Secretary)	E D Boer - appointed 9 December 2024
F Mokhtar - (Treasurer)	J Farmer - appointed 26 October 2024
T Bahcheli - retired 29 July 2025	C Hedges - appointed 9 December 2024
I Punter - retired 26 October 2024	C Jones - appointed 26 October 2024
S Chandler - retired 5 October 2024	R Young - appointed 9 December 2024

The members of the executive committee are elected at the annual general meeting of the association and hold office until the end of the next annual general meeting whereby they are eligible for re-election. The executive committee may also co-opt not more than four members of the association who shall serve until the end of the next annual general meeting. Co-opted members shall be entitled to vote.

The executive committee of LADVAA are also the executive committee of the property at No's 1 and 2 Paddock Studios, Paddock Lane, Lewes which is registered with the Charity Commissioners (No. 272264). This property is a permanent endowment and is vested in the Official Custodians for Charities. The income and expenses relating to the charity are shown under the heading "Paddock Studios" on page 5. The executive committee are of the opinion that in these particular circumstances, the most appropriate presentation is to combine the results of both entities in a single set of accounts.

The statement of assets and liabilities shows the Paddock Studios valuation as that for insurance purposes.

Objects and aims of the charities for public benefit

The principal objectives of the charities are to promote, improve, develop and maintain public education in the appreciation of the art and science of visual arts including practical participation in them such as the holding of lectures, classes, seminars and exhibitions.

The executive committee confirm that they have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities.

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ANNUAL REPORT FOR YEAR ENDED 31 AUGUST 2025

Trustee's account for the financial year 01 September 2024 to 31 August 2025

The Paddock Studio's medieval timber-framed building, with extensive gardens, is built into the chalk hillside overlooking a public park in Lewes, East Sussex. Originally a stable block, the building provides its members with a delightful environment for LADVAA's wide variety of art classes. As well as looking after the premises and supporting and extending its range of activities and use by members and the wider community, the trustees have focused on fostering a greater sense of community and participation amongst trustees, members and tutors in jointly supporting the activities and aims of the charity.

Trustees have also paid particular attention to the maintenance of our building, which requires constant attention and specific professional care. Responsibility for these falls on the Trustee committee and accounts for a major proportion of its expenditure.

Committee renewal

The AGM in October 2024, saw the retirement of its long-serving Chair and several other trustees, followed by the recruitment of 5 new trustees and the election, by the committee, of a new Chair, Vice-Chair and Secretary.

The programme of the new committee reflected a commitment to reviewing its governance, including agreeing and implementing an annual programme of governance and compliance, updating and renewing policies and procedures and ensuring compliance with new legislation. External training courses were offered to trustees, in tandem with implementing a new trustee induction process. The committee strengthened communication links with tutors through nominated tutor/trustee liaison and introduced an enhanced induction for new tutors. Stronger Paddock community links resulted in a much increased volunteer participation, particularly in the Annual Art and Book sale where 23 volunteers contributed to the preparation and delivery of the event, representing more than a threefold increase from the previous year.

Classes and workshops

Three new tutors joined the Paddock this year, extending and enhancing the programme of weekly classes. A full schedule of 3 classes, every weekday throughout the academic year has been available. This has happened alongside an increase in weekend and summer workshops for most of the year. Weekend/holiday workshops offering short courses in a wide variety of art activities have increased in the Main Studio and are quickly approaching the maximum capacity. All 5 smaller artists' studios have remained tenanted throughout the year.

The small exhibition space on the ground floor remains under-used although the quality of exhibitions and the visitors they attract continues to be high. The committee is actively seeking ways to increase the usage of this low-cost exhibition space in the centre of Lewes.

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ANNUAL REPORT FOR YEAR ENDED 31 AUGUST 2025

Other Activities

The three termly newsletters, produced for members this year were visually attractive and lively, providing updates on forthcoming events, classes, building and garden improvements and interviews with members, tutors and lecturers.

In Spring, a new website design was launched with a more attractive and user-friendly look and improved user interface.

2 public lectures were delivered by local artists, attracting a mixed attendance of Paddock members, who may attend these lectures free of charge, and members of the public, who pay an entrance fee.

The Annual Artwave exhibition, open weekends throughout most of the month of September, was well-supported by Paddock members whose artwork is shown and sold at this time. Featured in the Lewes and District Artwave publicity, the Paddock, as a venue, attracts large numbers of visitors from Lewes and beyond during this time.

The annual one-day Art and Booksale, organised in conjunction with the British Red Cross, took place in late May this year. Usually held in the autumn, the change of date may have been a factor in it being the largest and most successful sale to date. Members donated a record amount of art books and materials, which enabled the event to raise nearly £1700 in a single afternoon, shared equally with the British Red Cross. A large number of volunteers helped sort and sell the donated material. Free refreshments in the Paddock Garden and an attractive exhibition in the downstairs gallery drew many new visitors to this popular fund-raising event.

The Paddock took part in "Windows of Wonder" a programme organised by the Town Council to enhance the town centre by utilising empty shop-fronts to showcase local groups. In August and September, in the run-up to Artwave, we were allocated a large shop-front window on a busy street running between the train station and the town centre. Tutors volunteered to create an attractive 3-dimensional window display that showcased the Paddock's range of art activities.

Membership

Paddock annual membership continues to recover from the drop it experienced during and after the pandemic. At the end of the year, active memberships stood at 135.

Building

Building works focused on health and safety improvements, including the installation of new, metal, external fire doors, upgrading fire equipment and fire and emergency signage throughout the building. The Committee has updated LADVAA's asbestos management plan, following a professional assessment of risk which confirmed that the small amount of asbestos on the property remains properly contained. As essential ceiling work, which may disturb asbestos on pipework, is required in the ground floor studios, the Trustees intend to carry out full removal of the asbestos in 2025/6.

In August, the main studio was closed for 3 weeks to enable energy savings and environmental improvements to be achieved by replacing fluorescent lighting with LED strip lighting in the main studio and installing thermostatic valves on the radiators, followed by a full refurbishment of the studio floor.

Some of the essential studio equipment was renewed, including drawing boards and a print-drying stand, along with the replacement of the electric elements in both of the studio kilns.

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ANNUAL REPORT FOR YEAR ENDED 31 AUGUST 2025

Garden

The garden continues to be enhanced within the framework of a wildlife-friendly planting and maintenance plan. The use of the building was extended in the summer months with the addition of a standing marquee, enabling classes to take place in the open air.

Residential Flat and LOGS license managed by Committee

The privately let studio flat, managed by local estate agents, continues to represent a significant income stream for the charity, along with the licensed pathway for which the Lewes Old Grammar School (LOGS) pays an annual fee.

Financial review

Total receipts for LADVAA amounted to £7,296 (2024 - £7,517). Total payments amounted to £7,628 (2024 - £10,792) leading to a decrease in reserves of £332 (2024 decrease of £3,275).

Total receipts for Paddock Studios amounted to £31,268 (2024 - £30,225) which included a donation of £4,399 from Lewes & District Visual Arts Association. Total payments amounted to £31,268 (2024 - £30,225).

During the year the following amounts were reimbursed to members of the Executive Committee for expenses incurred on behalf of the charities.

	£
P Bushell	1124
J McNair	773
I Punter	10
J Hathaway	394
C Hedges	25

The following amounts were received from members of the Executive Committee in relation to the hire of studios, art sales and classes.

	£
P Bushell	757
J McNair	1,388
T Bahcheli	60
I Punter	38
E Den Boer	230
J Farmer	20
C Hedges	20
C Jones	285
R Young	194

Each member of the Executive Committee paid membership fees to the charity.

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

ANNUAL REPORT FOR YEAR ENDED 31 AUGUST 2025

None of the executive committee members received any remuneration during the year.

 F. Mols
.....
On behalf of the Executive Committee

7/2/2026
.....
Date

**INDEPENDENT EXAMINER'S REPORT TO THE EXECUTIVE COMMITTEE OF
LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND
NO'S 1 AND 2 PADDOCK STUDIOS**

I report to the trustees on my examination of the financial statements of Lewes and District Visual Arts Association including No's 1 and 2 Paddock Studios for the year ended 31 August 2025.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act

Independent examiner's statement

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 charity as required by section 130 of the 2011 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements 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 financial statements to be reached.



.....
**Nick Rawson FCA on behalf of
TC Group**

11 February 2026

.....
Date

One Bell Lane
Lewes
East Sussex
BN7 1JU

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 AUGUST 2025

	General Funds			
	Charity 288661	Charity 272264		
	LADVAA	Paddock		
	Unrestricted	Unrestricted	Total	Total
	Funds	Funds	2025	2024
RECEIPTS				
Voluntary sources				
Fundraising and donations		4,399	4,399	6,285
	-	4,399	4,399	6,285
Income from generating funds				
Use of studio		17,987	17,987	16,153
Lecture fees	209		209	10
Membership fees	2,614		2,614	2,014
Other income	1,139	554	1,693	2,630
	3,962	18,541	22,503	20,807
Income from assets				
Flat rent		8,328	8,328	7,319
License fee	3,250		3,250	3,250
Interest received	84		84	81
	3,334	8,328	11,662	10,650
Total receipts	7,296	31,268	38,564	37,742
PAYMENTS				
Direct charitable expenditure				
Donations	4,399		4,399	6,285
Lecture fees and exhibition expenses	100		100	100
	4,499	-	4,499	6,385
Other expenditure				
Light and heat	-	5,113	5,113	8,088
Repairs and maintenance	-	12,797	12,797	6,163
Building works	-	4,476	4,476	6,786
Rates and water	-	1,584	1,584	1,099
Insurance	-	6,579	6,579	5,944
Training	105		105	-
Printing, postage, stationery and telephone	1,656		1,656	1,495
Website costs	75		75	702
Independent examiner's fee	720	720	1,440	4,290
Sundry expenses	573		573	65
	3,129	31,268	34,396	34,632
Total expenditure	7,628	31,268	38,895	41,017
Net receipts for the year	(332)	-	(332)	(3,275)
Bank and building society at 31 August 2024	37,023	-	37,023	40,298
Bank and building society at 31 August 2025	36,691	-	36,691	37,023

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

STATEMENT OF ASSETS AND LIABILITIES AT 31 AUGUST 2025

	2025	2024
	£	£
MONETARY ASSETS		
Bank and building society accounts		
CAF Bank Ltd	34,521	32,408
Lloyds Treasurer Account	2,170	4,615
	<u>36,691</u>	<u>37,023</u>
NON MONETARY ASSETS		
		Equipment
		£
Cost brought forward		4,865
Additions		-
At 31 August 2025		<u>4,865</u>
Depreciation brought forward		(3,929)
Charge for the year		(141)
At 31 August 2025		<u>(4,070)</u>
Net book value at 31 August 2025		<u>795</u>
Net book value at 31 August 2024		<u>936</u>
Freehold property (permanent endowment)	2025	2024
	£	£
No's 1 and 2 Paddock Studios - for insurance purposes	<u>583,469</u>	<u>578,992</u>
CURRENT LIABILITIES	2025	2024
	£	£
Other creditors	1,220	900
Independent examiner's fee	1,560	1,188
	<u>2,780</u>	<u>2,088</u>

LEWES AND DISTRICT VISUAL ARTS ASSOCIATION AND NO'S 1 AND 2 PADDOCK STUDIOS

STATEMENT OF ASSETS AND LIABILITIES AT 31 AUGUST 2025

ANALYSIS OF ASSETS AND LIABILITIES BETWEEN FUNDS

	Charity 288661 LADVAA Unrestricted Funds	Charity 272264 Paddock Studios Unrestricted Funds	Total 2025	Total 2024
Freehold property and equipment	-	584,264	584,264	579,928
Bank and building society accounts	36,691	-	36,691	37,023
Current liabilities	(2,780)	-	(2,780)	(2,088)
	<u>33,911</u>	<u>584,264</u>	<u>618,175</u>	<u>614,863</u>



On behalf of the Executive Committee

F. Holt

7/2/2026

Date