

# PEBSHAM COMMUNITY ASSOCIATION

England & Wales · Charity number 305171

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1976-04-26

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

## Contact

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**Address** Pebsham Community Centre  
Seabourne Road  
Bexhill-On-Sea  
TN40 2SW

**Phone** 07598917234

**Email** [pebshamcommunityassociation2017@outlook.com](mailto:pebshamcommunityassociation2017@outlook.com)

## Activities

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**Objects:** (A) TO PROMOTE THE BENEFIT OF THE INHABITANTS OF THE BENEFICIAL AREA WITHOUT DISTINCTION OF SEX OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS BY ASSOCIATING THE LOCAL AUTHORITIES, VOLUNTARY ORGANISATIONS AND INHABITANTS 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 OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS. (B) TO ESTABLISH OR TO SECURE THE ESTABLISHMENT OF A COMMUNITY CENTRE.

**Activities:** Our main aim is to provide facilities for social welfare, recreation and leisure time with the purpose to improve conditions of life for all the people of Pebsham and the surrounding area. This years initiatives include Pensioners lunch club meals, library facilities, neighbourhood watch scheme, new start up of Kidscape for children minders within area and childrens party facilities within halls.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services, Other Charitable Activities
- **What:** General Charitable Purposes, Education/training, Amateur Sport, Animals, Recreation
- **Who:** Children/young People, Elderly/old People, People With Disabilities, People Of A Particular Ethnic Or Racial Origin, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

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- Area of benefit: PEBSHAM
- East Sussex

## Finances

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Period end	Income	Expenditure	Assets	Employees
2024-12-31	£132,626	£149,226	-	-
2023-12-31	£48,072	£51,283	-	-
2022-12-31	£50,541	£57,831	-	-
2021-12-31	£62,179	£57,320	-	-
2020-12-31	£43,429	£15,339	-	-

## Trustees

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Name	Role	Appointed
Emily Ansell		2023-05-26
Patrick Bicar		2014-10-16

**PEBSHAM COMMUNITY ASSOCIATION**

England & Wales - Charity number 305171

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# Accounts

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**PEBSHAM COMMUNITY  
ASSOCIATION**

**STATEMENT OF ACCOUNTS**

**FOR THE YEAR ENDED  
31ST DECEMBER 2024**

**Gibbons Mannington & Phipps LLP  
Chartered Accountants  
20 Eversley Road  
Bexhill-on-Sea  
East Sussex  
TN40 1HE**

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Page 1**

**Reference and administrative details**

**Trustees**

P J Bicar  
E Ansell

**Registered office**

Pebsham Community Centre  
Seabourne Road  
Bexhill-on-Sea  
East Sussex  
TN40 2SW

**Objectives and activities**

The objectives of the charity are:

- a) to promote the benefit of the inhabitants of the beneficial area without distinction of sex or of political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants 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 object of improving the conditions of life for the said inhabitants.
- b) to establish or to secure the establishment of a community centre.

The area the charity can operate in, as set out in its governing document is Pebsham.

In order to further these activities the charity has run and maintained a community centre.

**Public Benefit**

The Trustees have considered their duty set out in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

**Activities and performance**

During the year the community centre continued to provide hall space for a number of different local groups, charities and other organisations. Funding was secured for a major refurbishment of the centre and to set up a community café. Despite the commencement of these major works during the second half of the year, this did not effect the hall hire income, which actually increased compared to 2023.

A defibrillator was purchased during the year to place at the community centre after a grant was received from the PCC for Sussex. This is placed on the outside of the building for use by the community centre users and also available to the surrounding area should it be required.

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT (CONTINUED)  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Page 2**

**Financial review**

Hall lettings continued to be the main source of income for the centre and the income from this source increased by 19% from 2023. Grants and donations totalling £53,734 were received towards the refurbishment of the centre and to set up a community café. These grants were all expended during the year with the balance of the costs being met by the association's unrestricted funds. Further funding was agreed towards the end of the year with a further funds received after the year end.

Light and heat costs continued to be the highest source of expenditure. These amounted to £13,169 for the year. With funding secured early in 2025 to install solar panels on the roof, it is hope the cost of light and heat will reduce considerably going forward.

**Reserves**

The charity has cash reserves at the year end of £13,291. It is the charity's policy to maintain sufficient reserves to ensure the community centre can remain open to carry out its objects.

**Future**

Additional funds have been secured to complete the refurbishment and install solar panels onto the roof. Following the completion of the refurbishment the Community Café opened its doors on 12 May 2025.

A new charity "Pebsham Community Association CIO" charity number 1200636 was formed on 11 October 2022 and will take over the running of the community centre once the lease has been transferred.

**Structure, governance and management**

The charity is governed by its constitution dated 28th October 1967, as amended 14th January 1976 and 12th December 1981.

The power of appointing new or additional Trustees is vested in the Trustees

On behalf of the Trustees

E Ansell

20th June 2025

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2024</b>		<b>2023</b>	
	£	£	£	£
<b>Receipts</b>				
Grants				
Co-Op Local Community Fund		-		1,521
		-		1,521
Donations		<b>75</b>		-
Fund raising		<b>932</b>		2,302
Hall hire		<b>52,090</b>		43,854
Interest receivable		<b>637</b>		395
		<hr/>		<hr/>
<b>Total receipts</b>		<b>53,734</b>		<b>48,072</b>
<b>Payments</b>				
Rent	<b>3,000</b>		3,000	
Water rates	<b>2,581</b>		1,989	
Light and heat	<b>13,169</b>		14,206	
Pebsham Community Hub refurbishment	<b>26,692</b>		-	
Repairs & maintenance				
Fire Protection	<b>1,782</b>		488	
Flue removal	<b>1,500</b>		-	
Electrical and lighting works	<b>720</b>		3,300	
Floor coverings	-		1,680	
Redecorating	-		2,138	
New boiler	-		3,161	
Hand dryers	-		575	
Pothole repairs in car park	-		1,776	
Other	<b>2,654</b>		3,328	
Defibrillator (balance of cost)	<b>197</b>		-	
Gardening	<b>1,041</b>		2,245	
Legionella risk assessment	<b>354</b>		-	
Cleaning and waste disposal	<b>7,274</b>		6,361	
Insurance	<b>1,646</b>		1,721	
Stationery	-		14	
Telephone	<b>30</b>		20	
PRS licence	<b>410</b>		343	
Fund raising costs	-		204	
Accountancy and examination fees	<b>540</b>		510	
Professional Fees	<b>6,154</b>		2,950	
Bank charges	<b>60</b>		60	
Sundry expenses	<b>530</b>		264	
Funds transferred to Pebsham Community Association CIO		-	950	
		<hr/>		<hr/>
<b>Total payments</b>		<b>70,334</b>		<b>51,283</b>
<b>Net receipts/(payments) for the year</b>		<b>(16,600)</b>		<b>(3,211)</b>
Cash funds at 1st January 2024		<b>29,891</b>		<b>33,102</b>
		<hr/>		<hr/>
Cash funds at 31st December 2024		<b>13,291</b>		<b>29,891</b>
		<hr/> <hr/>		<hr/> <hr/>

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**RESTRICTED FUNDS**

	<b>2024</b>		<b>2023</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Receipts</b>				
Grants				
The PCC for Sussex		<b>1,410</b>		-
Rother Voluntary Action		<b>15,000</b>		-
Rother District Council		<b>38,271</b>		-
Bexhill Town Council		<b>16,000</b>		-
Chalk Cliff Trust Funding		<b>3,000</b>		-
East Sussex Community Wellbeing Fund		<b>2,500</b>		-
Donations		<b>2,711</b>		-
<b>Total receipts</b>		<b>78,892</b>		-
<b>Payments</b>				
Fund raising costs	<b>268</b>		-	
Defibrillator	<b>1,410</b>		-	
Pebsham Community Hub refurbishment	<b>77,214</b>		-	
<b>Total payments</b>		<b>78,892</b>		-
<b>Net receipts/(payments) for the year</b>		-		-
Cash funds at 1st January 2024		-		-
Cash funds at 31st December 2024		-		-

**Notes:**

During the course of the year grants were received to fund the refurbishment of the centre.

**PEBSHAM COMMUNITY ASSOCIATION  
STATEMENT OF ASSETS AND LIABILITIES  
AT 31ST DECEMBER 2024**

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2024</b>	<i>2023</i>
	<b>£</b>	<i>£</i>
<b>Cash funds</b>		
Cash at bank and in hand	<b>13,291</b>	<i>29,891</i>
	<hr/> <hr/>	<hr/> <hr/>
<b>Debtors</b>		
Grants - Rother District Council	<b>5,995</b>	<i>-</i>
Hall hire due	<b>969</b>	<i>324</i>
	<hr/> <hr/>	<hr/> <hr/>
	<b>6,964</b>	<i>324</i>
	<hr/> <hr/>	<hr/> <hr/>
<b>Liabilities</b>		
Light and heat	<b>1,636</b>	<i>1,850</i>
	<hr/> <hr/>	<hr/> <hr/>
	<b>1,636</b>	<i>1,850</i>
	<hr/> <hr/>	<hr/> <hr/>

The above statement of assets and liabilities and attached receipts and payments account were approved by the Trustees and signed on their behalf by:

E Ansell

20th June 2025

**INDEPENDENT EXAMINERS REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF PEBSHAM COMMUNITY ASSOCIATION  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**Page 6**

I report on the accounts of the Charity for the year ended 31st December 2024, which are set out on pages 3 to 5.

**Respective responsibilities of trustees and 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to

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

**Basis of independent examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commissioners. 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 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 statements 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 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.

Richard Appleyard  
Chartered Accountant  
Gibbons Mannington & Phipps LLP  
20 Eversley Road,  
Bexhill-on-Sea,  
East Sussex,  
TN40 1HE.

24th June 2025

**PEBSHAM COMMUNITY ASSOCIATION**

England & Wales - Charity number 305171

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# Accounts

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**PEBSHAM COMMUNITY  
ASSOCIATION**

**STATEMENT OF ACCOUNTS**

**FOR THE YEAR ENDED  
31ST DECEMBER 2023**

**Gibbons Mannington & Phipps LLP**  
**Chartered Accountants**  
**20 Eversley Road**  
**Bexhill-on-Sea**  
**East Sussex**  
**TN40 1HE**

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**Reference and administrative details**

**Trustees**

P J Bicar  
E Ansell                      Appointed 26.05.2023  
J Brewerton                 Resigned 26.05.2023

**Registered office**

Pebsham Community Centre  
Seabourne Road  
Bexhill-on-Sea  
East Sussex  
TN40 2SW

**Objectives and activities**

The objectives of the charity are:

- a) to promote the benefit of the inhabitants of the beneficial area without distinction of sex or of political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants 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 object of improving the conditions of life for the said inhabitants.
- b) to establish or to secure the establishment of a community centre.

The area the charity can operate in, as set out in its governing document is Pebsham.

In order to further these activities the charity has run and maintained a community centre.

**Public Benefit**

The Trustees have considered their duty set out in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

**Activities and performance**

Income from hall lettings has increased slightly from 2022, however, grants have decreased resulting in a small drop in total income. Light and heat costs have increased substantially due to the rising costs of both electricity and gas and various repair works were carried out during the year. Professional fees were incurred in connection with the proposed transfer of the charity to Pebsham Community Association CIO.

**Financial review**

Income from hall lettings increased to £43,854 compared to £41,761 in 2022, however, the reduction in grants has resulted in a reduced total income to £48,072 from £50,541.

Light and heat costs have almost doubled from £7,715 to £14,206 while a total of £16,446 has been paid for various repairs and refurbishment works.

A total of £2,950 was incurred on professional fees in connection with the proposed transfer and £950 was paid to Pebsham Community Association to open the bank account.

The charity had a deficit of payments over receipts for the year of £3,211 which, when set against the cash funds brought forward of £33,102, gives a cash fund carried forward of £29,891.

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT (CONTINUED)  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**Page 2**

**Reserves**

The charity has cash reserves at the year end of £29,891. It is the charity's policy to maintain sufficient reserves to ensure the community centre can remain open to carry out its objects.

**Future**

A new charity "Pebsham Community Association CIO" charity number 1200636 was formed on 11 October 2022 and will take over the running of the community centre once the lease has been transferred.

**Structure, governance and management**

The charity is governed by its constitution dated 28th October 1967, as amended 14th January 1976 and 12th December 1981.

The power of appointing new or additional Trustees is vested in the Trustees

On behalf of the Trustees

E Ansell

16th June 2024

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

Page 3

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2023</b>		<b>2022</b>	
	£	£	£	£
<b>Receipts</b>				
Grants				
Co-Op Local Community Fund		<b>1,521</b>		-
Rother District Council - Covid Support		-		4,000
Rother District Council - Covid Support (from 2020)		-		2,000
Tesco - Bags of Help (from 2020)		-		1,000
		<b>1,521</b>		<b>7,000</b>
Donations		-		279
Fund raising		<b>2,302</b>		1,458
Hall hire		<b>43,854</b>		41,761
Interest receivable		<b>395</b>		43
<b>Total receipts</b>		<b>48,072</b>		<b>50,541</b>
<b>Payments</b>				
Rent	<b>3,000</b>		5,550	
Water rates	<b>1,989</b>		1,782	
Light and heat	<b>14,206</b>		7,715	
Repairs & maintenance				
New boiler	<b>3,161</b>		-	
Electrical works	<b>3,300</b>		-	
Hand dryers	<b>575</b>		-	
Fire risk assessment	<b>488</b>		-	
Floor coverings	<b>1,680</b>		-	
Redecorating	<b>2,138</b>		-	
Pothole repairs in car park	<b>1,776</b>		-	
Roof repairs	-		7,520	
Repairs and refurbishment	-		12,231	
New tables	-		1,678	
Fence repairs	-		5,097	
Other	<b>3,328</b>		4,757	
Gardening	<b>2,245</b>		1,793	
Cleaning and waste disposal	<b>6,361</b>		5,209	
Insurance	<b>1,721</b>		1,997	
Stationery	<b>14</b>		121	
Telephone	<b>20</b>		1,017	
PRS licence	<b>343</b>		395	
Fund raising costs	<b>204</b>		-	
Accountancy and examination fees	<b>510</b>		480	
Professional Fees	<b>2,950</b>		-	
Bank charges	<b>60</b>		106	
Sundry expenses	<b>264</b>		383	
Funds transferred to Pebsham Community Association CIO	<b>950</b>		-	
<b>Total payments</b>		<b>51,283</b>		<b>57,831</b>
<b>Net receipts/(payments) for the year</b>		<b>(3,211)</b>		<b>(7,290)</b>
Cash funds at 1st January 2023		<b>33,102</b>		40,392
Cash funds at 31st December 2023		<b>29,891</b>		33,102

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**Page 4**

<b><u>RESTRICTED FUNDS</u></b>	<b>2023</b>		<b>2022</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Receipts</b>				
Grants				
Sparkes		-		426
Bexhill Town Council		-		500
		<hr/>		<hr/>
<b>Total receipts</b>		-		926
<b>Payments</b>				
Garden project	-		426	
Repairs and refurbishment	-		500	
	<hr/>		<hr/>	
<b>Total payments</b>		-		<b>926</b>
		<hr/>		<hr/>
<b>Net receipts/(payments) for the year</b>		-		-
Cash funds at 1st January 2023		-		-
		<hr/>		<hr/>
Cash funds at 31st December 2023		-		-
		<hr/> <hr/>		<hr/> <hr/>

**Notes:**

The grant from Sparkes in the prior year was toward the garden project.

The grant from Bexhill Town Council in the prior year was towards the repairs and refurbishment costs.

**PEBSHAM COMMUNITY ASSOCIATION  
STATEMENT OF ASSETS AND LIABILITIES  
AT 31ST DECEMBER 2023**

**Page 5**

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2023</b>	<b>2022</b>
	<b>£</b>	<b>£</b>
<b>Cash funds</b>		
Cash at bank and in hand	<b>29,891</b>	<b>33,102</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>Debtors</b>		
Hall hire due	<b>324</b>	<b>150</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>Liabilities</b>		
Hall hire received in advance	<b>-</b>	<b>1,000</b>
Light and heat	<b>1,850</b>	<b>2,223</b>
	<hr/> <hr/>	<hr/> <hr/>
	<b>1,850</b>	<b>3,223</b>

The above statement of assets and liabilities and attached receipts and payments account were approved by the Trustees and signed on their behalf by:

E Ansell

16th June 2024

**INDEPENDENT EXAMINERS REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF PEBSHAM COMMUNITY ASSOCIATION  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**Page 6**

I report on the accounts of the Charity for the year ended 31st December 2023, which are set out on pages 3 to 5.

**Respective responsibilities of trustees and 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to

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

**Basis of independent examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commissioners. 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 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 statements 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 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.

Richard Appleyard  
Chartered Accountant  
Gibbons Mannington & Phipps LLP  
20 Eversley Road,  
Bexhill-on-Sea,  
East Sussex,  
TN40 1HE.

21st June 2024

**PEBSHAM COMMUNITY ASSOCIATION**

England & Wales - Charity number 305171

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# Accounts

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**PEBSHAM COMMUNITY  
ASSOCIATION**

**STATEMENT OF ACCOUNTS**

**FOR THE YEAR ENDED  
31ST DECEMBER 2022**

**Gibbons Mannington & Phipps LLP  
Chartered Accountants  
20 Eversley Road  
Bexhill-on-Sea  
East Sussex  
TN40 1HE**

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT  
FOR THE YEAR ENDED 31ST DECEMBER 2022**

**Page 1**

**Reference and administrative details**

**Trustees**

J Brewerton	Resigned 26.05.2023
P J Bicar	
E Ansell	Appointed 26.05.2023

**Registered office**

Pebsham Community Centre  
Seabourne Road  
Bexhill-on-Sea  
East Sussex  
TN40 2SW

**Objectives and activities**

The objectives of the charity are:

- a) to promote the benefit of the inhabitants of the beneficial area without distinction of sex or of political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants 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 object of improving the conditions of life for the said inhabitants.
- b) to establish or to secure the establishment of a community centre.

The area the charity can operate in, as set out in its governing document is Pebsham.

In order to further these activities the charity has run and maintained a community centre.

**Public Benefit**

The Trustees have considered their duty set out in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Commission.

**Activities and performance**

Income from hall lettings has improved now that the restrictions from the Covid 19 pandemic have been fully lifted. A number of grants were received in the year to help provide additional funds. Further repair and refurbishment work was done to the centre in the year in addition to repairs to the roof.

**Financial review**

Income from hall lettings increased to £41,761 compared to £29,894 in 2021 due to the centre being able to open for the whole year without the previous pandemic restrictions. Overall income reduced to £50,541 from £62,179 due to substantial covid relief grants from Rother District Council being received in 2021.

The major works done during the year cost £26,526. Rent payable is higher in 2021 as the association repaid the arrears due to Rother District Council.

The charity had a deficit of payments over receipts for the year of £7,290 which, when set against the cash funds brought forward of £40,392, gives a cash fund carried forward of £33,102.

**PEBSHAM COMMUNITY ASSOCIATION  
CHARITY NUMBER 305171  
ANNUAL REPORT (CONTINUED)  
FOR THE YEAR ENDED 31ST DECEMBER 2022**

**Page 2**

**Reserves**

The charity has cash reserves at the year end of £33,102. It is the charity's policy to maintain sufficient reserves to ensure the community centre can remain open to carry out its objects.

**Future**

A new charity "Pebsham Community Association CIO" charity number 1200636 was formed on 11 October 2022 and will take over the running of the community centre on 1 January 2023.

**Structure, governance and management**

The charity is governed by its constitution dated 28th October 1967, as amended 14th January 1976 and 12th December 1981.

The power of appointing new or additional Trustees is vested in the Trustees

On behalf of the Trustees

E Ansell

6th November 2023

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2022**

Page 3

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2022</b>		<b>2021</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Receipts</b>				
Grants				
Rother District Council - Covid Support		<b>4,000</b>		27,357
Rother District Council - Covid Support (from 2020)		<b>2,000</b>		-
Tesco - Bags of Help (from 2020)		<b>1,000</b>		-
Co-Op Local Community Fund		-		2,797
Other		-		500
		<b>7,000</b>		30,654
Donations		<b>279</b>		1,467
Fund raising		<b>1,458</b>		160
Hall hire		<b>41,761</b>		29,894
Interest receivable		<b>43</b>		4
<b>Total receipts</b>		<b>50,541</b>		62,179
<b>Payments</b>				
Rent	<b>5,550</b>		2,750	
Water rates	<b>1,782</b>		2,518	
Light and heat	<b>7,715</b>		3,500	
Repairs & maintenance				
Roof repairs	<b>7,520</b>		14,988	
Repairs and refurbishment	<b>12,231</b>		-	
New tables	<b>1,678</b>		-	
Fence repairs	<b>5,097</b>		-	
New boiler, radiators and convector heaters	-		10,809	
Tree clearance	-		3,500	
Mobility ramps and paths	-		7,656	
LED lighting installation	-		4,279	
Other	<b>4,757</b>		2,557	
Gardening	<b>1,793</b>		1,086	
Cleaning and waste disposal	<b>5,209</b>		2,253	
Insurance	<b>1,997</b>		836	
Stationery	<b>121</b>		-	
Telephone	<b>1,017</b>		52	
PRS licence	<b>395</b>		431	
Accountancy and examination fees	<b>480</b>		-	
Bank charges	<b>106</b>		5	
Sundry expenses	<b>383</b>		100	
<b>Total payments</b>		<b>57,831</b>		57,320
<b>Net receipts/(payments) for the year</b>		<b>(7,290)</b>		4,859
Cash funds at 1st January 2022		<b>40,392</b>		35,533
Cash funds at 31st December 2022		<b>33,102</b>		40,392

**PEBSHAM COMMUNITY ASSOCIATION  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31ST DECEMBER 2022**

**Page 4**

<b><u>RESTRICTED FUNDS</u></b>	<b>2022</b>		<b>2021</b>	
	£	£	£	£
<b>Receipts</b>				
Grants				
Sparkes		<b>426</b>		-
Bexhill Town Council		<b>500</b>		-
		<hr/>		<hr/>
<b>Total receipts</b>		<b>926</b>		-
<b>Payments</b>				
Garden project	<b>426</b>		-	
Repairs and refurbishment	<b>500</b>		-	
	<hr/>		<hr/>	
<b>Total payments</b>		<b>926</b>		-
<b>Net receipts/(payments) for the year</b>		<hr/>		<hr/>
		-		-
Cash funds at 1st January 2022		<hr/>		<hr/>
		-		-
Cash funds at 31st December 2022		<hr/> <hr/>		<hr/> <hr/>
		-		-

**Notes:**

The grant from Sparkes was toward the garden project.

The grant from Bexhill Town Council was towards the repairs and refurbishment costs.

**PEBSHAM COMMUNITY ASSOCIATION  
STATEMENT OF ASSETS AND LIABILITIES  
AT 31ST DECEMBER 2022**

**Page 5**

<b><u>UNRESTRICTED FUNDS</u></b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<b>Cash funds</b>		
Cash at bank and in hand	<b>33,102</b>	<b>40,392</b>
	<hr/>	<hr/>
<b>Debtors</b>		
Hall hire due	<b>150</b>	<b>-</b>
	<hr/>	<hr/>
<b>Liabilities</b>		
Hall hire received in advance	<b>1,000</b>	<b>1,000</b>
Light and heat	<b>2,223</b>	<b>-</b>
	<hr/>	<hr/>
	<b>3,223</b>	<b>1,000</b>
	<hr/>	<hr/>

The above statement of assets and liabilities and attached receipts and payments account were approved by the Trustees and signed on their behalf by:

E Ansell

6th November 2023

**INDEPENDENT EXAMINERS REPORT ON THE ACCOUNTS  
TO THE TRUSTEES OF PEBSHAM COMMUNITY ASSOCIATION  
FOR THE YEAR ENDED 31ST DECEMBER 2022**

**Page 5**

I report on the accounts of the Charity for the year ended 31st December 2022, which are set out on pages 3 to 5.

**Respective responsibilities of trustees and 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to

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

**Basis of independent examiner's statement**

My examination was carried out in accordance with general Directions given by the Charity Commissioners. 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 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 statements 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 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.

Richard Appleyard  
Chartered Accountant  
Gibbons Mannington & Phipps LLP  
20 Eversley Road,  
Bexhill-on-Sea,  
East Sussex,  
TN40 1HE.

20th November 2023

**PEBSHAM COMMUNITY ASSOCIATION**

England & Wales - Charity number 305171

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# Accounts

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# Profit and Loss

## PEBSHAM COMMUNITY ASSOCIATION For the month ended 31 December 2021

	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	YTD
<b>Income</b>													
Donations	10	100	-	-	-	-	146	5	1,200	-	5	-	1,467
Fundraisers	160	-	-	-	-	-	-	-	-	-	-	-	160
Grants	-	1,743	-	-	-	-	2,500	-	12,000	4,198	-	10,214	30,654
Interest Income	1	-	-	1	-	-	1	-	-	1	-	-	4
Monthly Rent	2,000	-	2,000	-	1,000	1,000	1,000	1,000	1,000	1,000	2,000	-	12,000
Regular Hall Hirers	1,565	4,826	2,029	2,198	1,443	1,654	1,610	901	-	-	-	-	16,225
Single Hall Hirers	295	204	258	273	170	95	375	-	-	-	-	-	1,669
<b>Total Income</b>	<b>4,031</b>	<b>6,873</b>	<b>4,286</b>	<b>2,471</b>	<b>2,613</b>	<b>2,749</b>	<b>5,632</b>	<b>1,906</b>	<b>14,200</b>	<b>5,198</b>	<b>2,005</b>	<b>10,214</b>	<b>62,179</b>
<b>Gross Profit</b>	<b>4,031</b>	<b>6,873</b>	<b>4,286</b>	<b>2,471</b>	<b>2,613</b>	<b>2,749</b>	<b>5,632</b>	<b>1,906</b>	<b>14,200</b>	<b>5,198</b>	<b>2,005</b>	<b>10,214</b>	<b>62,179</b>
<b>Less Operating Expenses</b>													
Bank Fees	5	-	-	-	-	-	-	-	-	-	-	-	5
Charitable and Political Donations	-	-	-	-	-	100	-	-	-	-	-	-	100
Cleaning	179	390	288	371	288	192	128	-	406	-	5	5	2,253
Insurance	490	-	-	-	-	-	346	-	-	-	-	-	836
Light, Power, Heating	821	339	217	129	149	168	198	220	310	295	178	475	3,500
Rates	194	198	466	156	160	156	160	156	153	219	100	401	2,518
Rent	250	250	250	250	250	250	250	250	250	250	250	-	2,750
Repairs & Maintenance	2,127	4,036	588	4,364	3,652	529	3,736	-	-	14,988	5,013	5,841	44,874

# Profit and Loss

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	Dec-21	Nov-21	Oct-21	Sep-21	Aug-21	Jul-21	Jun-21	May-21	Apr-21	Mar-21	Feb-21	Jan-21	YTD
Subscriptions	132	-	-	-	-	-	-	299	-	-	-	-	431
Telephone & Internet	41	20	-	(33)	25	-	-	-	-	-	-	-	52
<b>Total Operating Expenses</b>	<b>4,237</b>	<b>5,233</b>	<b>1,809</b>	<b>5,236</b>	<b>4,524</b>	<b>1,396</b>	<b>4,819</b>	<b>926</b>	<b>1,119</b>	<b>15,752</b>	<b>5,546</b>	<b>6,723</b>	<b>57,320</b>
<b>Net Profit</b>	<b>(206)</b>	<b>1,639</b>	<b>2,477</b>	<b>(2,765)</b>	<b>(1,911)</b>	<b>1,353</b>	<b>813</b>	<b>981</b>	<b>13,081</b>	<b>(10,553)</b>	<b>(3,540)</b>	<b>3,491</b>	<b>4,859</b>

# Profit and Loss

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## PEBSHAM COMMUNITY ASSOCIATION 1 January 2021 to 31 December 2021

31 Dec 21

### Income

Donations	1,467
Fundraisers	160
Grants	30,654
Interest Income	4
Monthly Rent	12,000
Regular Hall Hirers	16,225
Single Hall Hirers	1,669
<b>Total Income</b>	<b>62,179</b>
<b>Gross Profit</b>	<b>62,179</b>

### Less Operating Expenses

Bank Fees	5
Charitable and Political Donations	100
Cleaning	2,253
Insurance	836
Light, Power, Heating	3,500
Rates	2,518
Rent	2,750
Repairs & Maintenance	44,874
Subscriptions	431
Telephone & Internet	52
<b>Total Operating Expenses</b>	<b>57,320</b>
<b>Net Profit</b>	<b>4,859</b>

# Balance Sheet

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## PEBSHAM COMMUNITY ASSOCIATION As at 31 December 2021

31 Dec 2021      31 Dec 2020

### Assets

	31 Dec 2021	31 Dec 2020
<b>Bank</b>		
Money Manager	37,908	35,177
Pebsham Community Association	387	356
<b>Total Bank</b>	<b>38,295</b>	<b>35,534</b>
<b>Current Assets</b>		
Cash	2,097	-
Prepayments	1,000	-
<b>Total Current Assets</b>	<b>3,097</b>	<b>-</b>
<b>Total Assets</b>	<b>41,392</b>	<b>35,534</b>
<b>Net Assets</b>	<b>41,392</b>	<b>35,534</b>

### Equity

Current Year Earnings	5,859	28,090
Retained Earnings	35,534	7,444
<b>Total Equity</b>	<b>41,392</b>	<b>35,534</b>

**PEBSHAM COMMUNITY ASSOCIATION**

England & Wales - Charity number 305171

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# Accounts

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**PEBSHAM COMMUNITY ASSOCIATION  
UNAUDITED ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

Olive Pine Accountancy Ltd

MAAT

The Dog House  
56 Haslam Crescent  
Bexhill-On-Sea  
East Sussex  
TN40 2QH

**Pebsham Community Association  
Contents of the Unaudited Accounts  
For The Year Ended 31 December 2020**

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**Pebsham Community Association  
Business Details  
For The Year Ended 31 December 2020**

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**Business**                      Pebsham Community Centre  
   Seabourne Road  
   Bexhill on Sea  
   East Sussex  
   TN40 2SW

**Trading**                        Pebsham Community Centre  
   Seabourne Road  
   Bexhill on Sea  
   East Sussex  
   TN40 2SW

**Accountants**                 Olive Pine Accountancy Ltd  
   MAAT  
   The Dog House  
   56 Haslam Crescent  
   Bexhill-On-Sea  
   East Sussex  
   TN40 2QH

**Pebsham Community Association  
Accounts Approval Statement  
For The Year Ended 31 December 2020**

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I approve these un-audited accounts which comprise a Profit and Loss Account, Balance Sheet and related notes.  
I acknowledge my responsibility for the accounts including the provision of all the information and explanations necessary for the completion.

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30/10/2021

**Pebsham Community Association  
Accountant's Report  
For The Year Ended 31 December 2020**

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In accordance with the engagement letter dated , we have prepared the accounts, which comprise the Profit and Loss account, the Balance Sheet and the related notes, from the accounting records, information and explanations provided to us.

This report is made to you in accordance with the terms of our engagement. Our work has been undertaken to enable us to prepare the accounts on your behalf and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than to you, the client, for our work or for this report.

You have approved and acknowledged your responsibility for these accounts.

We have not been instructed to complete an audit of the accounts. For this reason, we have not verified the accuracy or completeness of the accounting records, information or explanations you have provided. Therefore we do not express any opinion on the accounts.

Signed

.....  
Olive Pine Accountancy Ltd  
MAAT  
The Dog House  
56 Haslam Crescent  
Bexhill-On-Sea  
East Sussex  
TN40 2QH  
30/10/2021

**Pebsham Community Association**  
**Profit and Loss Account**  
**For The Year Ended 31 December 2020**

	<b>2020</b>		<b>2019</b>	
	£	£	£	£
<b>Turnover</b>				
Sales		11,847		16,812
Donations received		2,719		1,580
Grants received		28,850		4,000
		43,416		22,392
<b>Other Income</b>				
Other interest receivable		14		6
		43,430		22,398
<b>Expenditure</b>				
Rent	2,750		4,382	
Rates	2,283		1,054	
Light and heat	3,644		2,860	
Repairs and maintenance	4,955		9,744	
Cleaning	98		-	
Computer software, consumables and maintenance	-		4	
Insurance	346		341	
Printing, postage and stationery	-		136	
Advertising and marketing costs	342		-	
Legal fees	921		-	
Subscriptions	-		246	
Sundry expenses	1		(1)	
		15,340		18,766
		28,090		3,632
<b>Finance Costs</b>				
Bank charges	-		15	
		-		15
<b>NET PROFIT</b>		28,090		3,617

**Pebsham Community Association  
Balance Sheet  
As at 31 December 2020**

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		2020		2019	
Notes	£	£	£	£	£
<b>CURRENT ASSETS</b>					
Cash at bank and in hand	35,534		7,444		
<b>CURRENT LIABILITIES</b>					
<b>NET CURRENT ASSETS</b>					
		35,534		7,444	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>					
		35,534		7,444	
<b>NET ASSETS</b>					
		35,534		7,444	
<b>CAPITAL ACCOUNT</b>					
Balance at 1 January 2020		7,444		3,827	
Profit/(Loss) for the period/year		28,090		3,617	
<b>Balance Carried Forward</b>	<b>2</b>	35,534		7,444	

**Pebsham Community Association  
Notes to the Accounts  
For The Year Ended 31 December 2020**

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**1. Accounting Policy**

These unaudited accounts have been completed in accordance with UK Generally Accepted Accounting Practice guidelines and provides sufficient and relevant information to enable completion of a tax return.