

Registered Charity Number 1077992



East Dean and Friston Village Hall Trust

Trustees' Annual Report and Accounts

For the year ended 31 March 2026

East Dean and Friston Village Hall Trust
Annual Report and Accounts for the year ended 31 March 2026

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East Dean and Friston Village Hall Trust

Annual Report for the year ended 31 March 2026

Legal and administrative information

Legal Status

East Dean and Friston Village Hall Trust ('The Trust') is a Registered Charity – number 1077992, created by a Trust Deed on 1 July 1999, for the purpose of establishing a village hall on land in Gilberts Drive, East Dean for the use of the local community.

Charitable objects

The provision of a village hall for the use of the inhabitants of the Parish of East Dean and Friston.

Funding and leasehold arrangements

The construction and furnishing of the Hall was funded by various means including public donation, funds provided by East Dean and Friston Parish Council and with a grant from the National Lottery Charities Board for England.

East Dean and Friston Parish Council, as Custodian Trustee, holds a 125 year lease on the premises from Wealden District Council, dated 1 July 1999. By virtue of a separate deed dated 9 November 2010 between The Trust and the Parish Council, The Trust is responsible for discharging the financial liabilities imposed upon the Parish Council by virtue of that lease, such as rent, rates, repairs and maintenance, the cost of insuring the Hall and its contents and of providing Trustee Indemnity cover.

Management Committee and Trustees

The following Trustees held office during the year ended 31 March 2026:

Paul Seeley - *Chairman with effect from 30 June 2025*

Martyn Fletcher * - *Honorary Treasurer*

Stephen Burr - *Appointed 24 June 2025*

Michael Bustard - *Appointed 9 December 2025*

Stephanie Jane Carter

Sue Currie - *Appointed 24 June 2025*

William Hallett - *Resigned as Chairman on 30 June 2025*

Tony Deadman

Lesley Durso

Jo Taylor

The members of the management committee are either appointed by the organisation nominating them or elected annually by the community. Elected members are indicated by an asterisk (*).

Principal Address

Village Hall
Village Green Lane
East Dean
Eastbourne, BN20 0DR

Independent Examiner

J R Caladine FCCA CTA FCIE
Caladine Limited
Chantry House,
22 Upperton Road,
Eastbourne, BN21 1BF

Registered charity number

1077992

Bankers

Barclays Bank plc
Market Street,
Hailsham, BN27 2AB

Fund managers

CCLA Investment Management Limited
One Angel Lane,
London, EC4R 3AB

East Dean and Friston Village Hall Trust
Annual Review for the year ended 31 March 2026

The Trustees present their Annual Report and Accounts for the year ended 31 March 2026.

Chairman's Report

The last twelve months have seen several changes to the Trustee Board and also the Village Hall has celebrated its 25 years anniversary.

Thanks must go to Bill Hallett who has been chair of trustees for several years. Bill decided to step down as chair in June and remains a trustee. The village owes Bill a major thankyou for all that he has done over the last decade in maintaining the hall and making sure as many as possible enjoy the facility.

We also welcomed three new trustees, Sue Currie who represents the Art Group, Stephen Burr who represents the History Group and Michael Bustard who took up the chair of the Parish Council in the last year. They join the existing trustees comprising Steph Carter, Jo Taylor, Lesley Durso, Tony Deadman, Bill Hallett, Martyn Fletcher who is also the Hon Treasurer and myself.

Tina Woodley-Roberts continues as the Hall Manager and Trustee Secretary and she is assisted by John Gillam with the day to day management of the village hall.

There are many clubs and societies who use the facilities and these have grown in the last year to include a dance group, choir and weekly board games group. If you would like to start a new group please contact Tina at the hall.

Last October we held a 25 year anniversary celebration at the hall with over 100 locals attending the evening function which was held in conjunction with the Parish Council. It was a lovely evening and an opportunity to catch up with some of the original trustees and committee who raised the funds and delivered the facility for the village. Thanks must go to John Bolton who provided an excellent film to celebrate the hall. It is available on YouTube.

As part of our remit, the village hall hosts monthly coffee mornings, lunches and afternoon teas. All of these activities are open to villagers and thanks go to those who attend and also to the army of volunteers who make the events happen.

The hall is used for many activities including the weekly market, keep fit classes, gardening club, short mat bowls, art groups, history groups, the WI, bingo nights, quiz nights, badminton, table tennis, film afternoons and evenings, and various other activities. This means the premises need maintaining. We are currently investigating solar power and battery storage and also an upgrade to the audio and visual facilities, the hall will be redecorated this year inside and outside. All of these projects ensure that the hall remains in good condition.

I wish to thank everyone involved in the use and running of the hall for their time and effort. Between us all there is a very positive future for the hall.

East Dean and Friston Village Hall Trust

Annual Review for the year ended 31 March 2026

Financial Performance

The Financial statements are included at pages 7 to 9.

For the year ended 31 March 2026, the Hall generated total income of £73,888 (2025: £84,588), supported by a further legacy of £4,365 (2025: £10,000) from the estate of the late Phyllis Burningham, a long-term resident of East Dean. This legacy will be used to support the Hall's charitable activities.

Community fundraising continues to play a vital role in meeting operating costs, producing a surplus of £10,498 (2025: £12,143). The Community Events team is to be congratulated for delivering a well-received programme of activities which, together with regular tea and coffee mornings, made a significant contribution to the Trust's reserves.

Several essential projects to maintain the fabric of the Hall and upgrade fixtures were completed during the year. These, combined with inflationary pressures on services and energy, increased total expenditure by 8.7% to £79,815 (2025: £73,421).

Cash balances at the year-end amounted to £107,536 (2025: £113,463). It is the Trust's policy to hold funds not immediately required, in an interest bearing deposit fund.

The Trust maintains financial reserves to safeguard the long-term delivery of its objectives, ensuring resilience against income volatility and unforeseen events. For many years, it has followed a policy of building cash reserves equivalent to annual gross expenditure. Although current reserves remain comfortably above this level, sustained high inflation is creating future cost pressures that require prudent reserve management. The Trust is well positioned to continue meeting its objectives over the long term. However, rising costs associated with maintaining and investing in the Hall increase the likelihood of cash deficits in the coming years. An annual review is undertaken to ensure the Hall is maintained to a high standard, and the repair and operation of the Hall remain under continuous assessment.

The need to sustain the fabric of the building will inevitably require regular, incremental increases in hire fees. The pricing structure continues to subsidise local organisations at below cost rates.

The Trustees have not identified any uninsured major risks to which the Charity is exposed.

Public Benefit

As a Charitable Trust, the Trustees have a duty to provide public benefit to the local community, and the sustainable delivery of that benefit remains a central objective in their stewardship of the Hall. They maintain the Hall to a high standard and aim to offer affordable hire rates, while closely managing operating and maintenance costs to ensure cash reserves remain sufficient.

The Trustees are confident that they continue to meet their public-benefit obligations in line with Charity Commission guidance and remain committed to exploring new and effective ways to deliver these benefits.

Acknowledgements

My heartfelt thanks to Tina and John for the efficient operation of the Hall throughout the year. They are on hand at all hours to support our collective endeavours and we never take their labours for granted.

Thank you to all the Trustees who served during the year, for giving up so much of your time freely to play your vital role in effective and supportive governance. Your energetic support and unstinting contribution helps the Hall thrive and be the asset to the community that it is.

Paul Seeley
Chairman



Dated: 2 June 2026

**East Dean and Friston Village Hall Trust
Independent Examiner's Report
to the Trustees of East Dean and Friston Village Hall Trust**

I report to the Members of the Management Committee on my examination of the accounts of East Dean and Friston Village Hall Trust for the year ended 31 March 2026.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's accounts 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.

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 accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as 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 next statement.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe 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 accounts do not accord with those records.

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.



J R Caladine FCCA CTA FCIE
Caladine Limited
Chantry House,
22 Upperton Road,
Eastbourne, BN21 1BF

Dated: 4 June 2026

East Dean and Friston Village Hall Trust

Receipts and Payments Account for the year ended 31 March 2026

	Notes	2026 £	2025 £
Income			
Hall hire	1	50,690	53,701
Donations received, including gift aid		494	378
Interest from funds on deposit		3,592	4,218
		<u>54,776</u>	<u>58,297</u>
Community fundraising events income		14,497	16,291
Legacies received		4,365	10,000
Grants received		250	-
Total income		<u>73,888</u>	<u>84,588</u>
Expenditure			
Staff costs		19,184	18,102
Pension contributions		591	468
		<u>19,775</u>	<u>18,570</u>
Premises and facilities			
Rent		375	-
Rates		948	807
Utilities		12,619	10,725
Cleaning		6,655	6,538
Garden and landscaping		1,651	841
Equipment Expensed		3,998	2,400
Repairs and maintenance		21,805	22,650
		<u>48,051</u>	<u>43,961</u>
Administration			
Printing, postage and stationery		163	334
Licences and subscriptions		1,643	1,857
Insurance		1,817	1,748
Independent examination & other professional fees		1,694	1,386
Website		922	922
Charitable donations made		75	150
25 Year Celebration event		1,278	-
Sundry		398	345
		<u>7,990</u>	<u>6,742</u>
Total expenditure, excluding fundraising		75,816	69,273
Community fundraising events expenditure		3,999	4,148
Total expenditure		<u>79,815</u>	<u>73,421</u>
Cash (deficit) /surplus for the year		<u>(5,927)</u>	<u>11,167</u>
Opening Cash Balances 1 April		<u>113,463</u>	<u>102,296</u>
Closing Cash Balances 31 March		<u><u>107,536</u></u>	<u><u>113,463</u></u>

East Dean and Friston Village Hall Trust
Statement of Assets and Liabilities at 31 March 2026

	Notes	2026 £	2025 £
Cash Funds			
CCLA interest bearing Money Market fund		84,492	81,193
Barclays		23,044	32,270
Cash in hand		-	-
		<u>107,536</u>	<u>113,463</u>
As per Receipts and Payments Account			
		<u>2026</u> £	<u>2025</u> £
Other Current Assets and Liabilities			
Debtors and prepayments		2,016	1,696
Stock		152	-
Creditors and accruals	3	(9,927)	(9,745)
		<u>(7,759)</u>	<u>(8,049)</u>

The decrease in net current liabilities shown above of £290 (2025: decrease of £3,953) is shown for information only and is not included in the receipts and payments account.

	2026 £	2025 £
Assets retained for the Charity's own use		
Leasehold land and buildings at cost	458,445	458,445
Net book value on depreciated cost basis	359,556	363,224
Furniture, fixtures and fittings at cost	63,138	63,138
Net book value on depreciated cost basis	1,552	1,826

The net book values above are stated on the basis that the village hall and the land on which it stands are written off on a straight line basis over 125 years, being the period of the leasehold interest and that furniture, fixtures and fittings are written off over their anticipated useful life on the reducing balance basis, unless such assets have previously been expensed.

The financial statements on pages 7 - 9 were approved by the Trustees on 2 June 2026 and signed on their behalf by:



Paul Seeley - Trustee



Martyn Fletcher - Hon Treasurer

East Dean and Friston Village Hall Trust
Notes to the Accounts for the year ended 31 March 2026

1. Basis of Accounting

a) In accordance with Charity Commission Regulations, the Trust is not required to prepare accounts on the Accruals Accounting basis as the Trust's gross income falls below the minimum level required. These accounts have therefore been prepared on the Receipts and Payments basis. This method of reporting takes account of the movement in cash balances only and does not include changes to other net current assets and liabilities which would otherwise have a material impact on the financial results. In viewing the accounts due attention should therefore be given to the working capital analysis shown on page 8.

b) Cash received in respect of hall hires, including advances and refundable deposits, is recognised as Hall Hire Receipts when the cash is received.

c) Receipts and payments in respect of community events are recognised in the accounts when the cash is received or paid.

d) Other payments are recognised in the accounts when payment is made.

e) Grants applied for, donations and legacies, and any Income Tax refunds on deeds of covenant and gift aid donations are recognised in the accounts when received.

2. Investment policy and objectives

The Trust has no long term investments. Cash balances are held in money-market and deposit accounts.

3. Creditors and accruals

	2026	2025
	£	£
Amounts received in advance for future events	5,940	4,541
Accruals	3,987	5,204
	<u>9,927</u>	<u>9,745</u>

4. Trustees

During the year ended 31 March 2026 there were no transactions with related parties (2025: none). None of the Trustees received any remuneration for their services to the Trust during the year. (2025: Nil).

Included within the Receipts and Payments account on page 7 are various payments totalling £1,234 made during the course of the year ended 31 March 2026 to 3 Trustees (2025: £1,576 to 4 Trustees) as reimbursement of expenditure wholly and necessarily incurred in the running of the hall or supporting fundraising events.

	2026	2025
	£	£
Premises and facilities	-	71
Administration	81	270
Community fundraising events expenditure	1,153	1,235
	<u>1,234</u>	<u>1,576</u>