

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**FERRING VILLAGE  
HALL**

(Charitable Incorporated Organisation)

**CHARITY REGISTRATION No: 1167736**

J E Crathern  
5, St Helier Road,  
Ferring, West Sussex,  
BN12 5EZ

**FERRING VILLAGE HALL**  
(Charitable Incorporated Organisation)

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**FERRING VILLAGE HALL**  
(Charitable Incorporated Organisation)

**LEGAL AND ADMINISTRATIVE INFORMATION**

**CHARITY NUMBER** 1167736  
**DATE OF REGISTRATION** 20th June 2016  
**START OF FINANCIAL YEAR** 1st January 2023  
**END OF FINANCIAL YEAR** 31st December 2023

**TRUSTEES AS AT 31ST DECEMBER 2023**

Simon Cornish	Betty McCann	Victoria Monroe
Richard Curtis – resigned 31 <sup>st</sup> December, 2023	Richard Sims	Lesley Young – appointed 20 <sup>th</sup> September, 2023
Debbie Dilks	Bernadette Griffin	Nigel Bubloz – appointed 20 <sup>th</sup> September, 2023
Carol Fordyce	Keith Cockram	Bethany Henson – appointed 8 <sup>th</sup> November, 2023
Andrew Jackson	Joanne Tuck – resigned 17 <sup>th</sup> May, 2023	

**LEGAL STATUS** Charitable Incorporated Organisation  
**GOVERNING INSTRUMENT** CIO - Foundation Registered 20th June 2016

**OBJECTS**

The objects of the CIO are to run a village hall and to promote for the benefit of the inhabitants of the parish of Ferring and within five miles from its boundaries (the "area of benefit") without distinction of sex, sexual orientation, age, disability, nationality, race or political, religious or other opinions, the provision of facilities for recreation or other leisure time occupation of individuals who have need of such facilities by reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances or for the public at large in the interests of social welfare and with the object of improving the conditions of life of the said inhabitants.

**CORRESPONDENCE ADDRESS** 33 South Drive  
Ferring  
Worthing  
BN12 5QU

**PRIMARY BANKERS** Lloyds Banks Plc  
25 Gresham Street  
London  
EC2V 7HN

**INDEPENDENT EXAMINER** J E Crathern  
5, St Helier Road,  
Ferring, West Sussex,  
BN12 5EZ

**FERRING VILLAGE HALL**  
(Charitable Incorporated Organisation)

**TRUSTEES' REPORT**

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

**Structure, governance and management**

The charity is a Charitable Incorporated Organisation (CIO) and governed by its constitution dated 25th May 2016. The previous unincorporated Charity (No: 246345), had been governed by a trust deed dated 6 July 1926. All trustees give their time voluntarily and receive no remuneration or benefits from the charity. The trustees are aware of the Charity Commission guidance on public benefit and confirm that they have complied with the duty in section 4 of the Charities Act 2011 to have due regard to it. They consider that the information which follows in this annual report, about the trust's aims, activities and achievements in the area of interest that the charity supports, demonstrates the benefit to its beneficiaries, and through them to the public, that arises from those activities.

Where appropriate, systems or procedures have been established to mitigate the risks the charity faces. Internal control risks are minimised by the implementation of procedures for authorisation of all transactions and projects. The trustees meet regularly and are responsible for the upkeep of the Village Hall and safeguarding the charity's assets.

**Objectives and activities**

Ferring Village Hall provides facilities for the many organisations who use it. It is a hub of the village and has provision for the disabled (toilet and parking) . The Hall and its surrounds have been improved in recent years.

**Achievements and performance**

The Hall has continued to be used and benefits the inhabitants of the village of Ferring, or within a distance of five miles there from, in accordance with rules and regulations, both as set down in the original trust deed and updated by the Trustees to reflect good management practices.

Ferring Village Hall has continued to operate as a community facility and has been designed to be as flexible as possible to meet the varying needs of the local community. It contains a spacious main hall and two separate meeting rooms. Each of these three rooms has a separate kitchen facility. The rooms are centrally heated and are naturally ventilated. The Hall has been designed in accordance with current regulations for disabled parking, disabled access and a disabled toilet.

**Financial review**

The growth in bookings in the last quarter of 2022 has continued through 2023. Several new groups have started to use the Hall. The challenge for 2024 is to maintain this level of bookings. 2023 saw some major capital expenditure improvements to the Hall relating to energy efficiency, which was funded from donations, grants and reserves. Their impact will start to be seen during 2024. Further improvements are planned for 2024.

Grants and donations received have been recognised in income, and the trustees therefore report a surplus of £35,604 (2022 £10,604) during the financial period. At the year-end the charity had net current assets of £70,397 (2022: £72,323). The Charity also held fixed assets to the value of £1,240,001 (2022: £1,202,471).

**Plans for future periods**

The charity plans to continue to serve the village community of Ferring.

**FERRING VILLAGE HALL**  
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**TRUSTEES REPORT (continued)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2023**

**Trustees' Responsibilities**

The Charities Act 2011 require the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the CIO and of the surplus of the CIO for that period. In preparing those financial statements the trustees are required to:

- Select suitable accounting policies and apply them consistently
- Make judgements and estimates that are reasonable and prudent
- Prepare financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue in existence.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the CIO. They are also responsible for safeguarding the assets of the CIO and, therefore, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the Trustees on ..... 17/4/2024 .....

Signed on their behalf by ..... Simon Cornish .....

Signature 

# FERRING VILLAGE HALL

(Charitable Incorporated Organisation)

## INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees/members of Ferring Village Hall on the accounts for the year ended 31st December 2023 set out on pages 7 to 14.

### 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- 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 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, 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 statement 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have 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.

Signed:



Date: 05 / 04 /2024

J E Crathern  
5, St Helier Road  
Ferring, West Sussex,  
BN12 5EZ

**FERRING VILLAGE HALL**  
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**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED  
31ST DECEMBER 2023**

Notes	Unrestricted funds £	Restricted funds £	TOTAL 2023 £	TOTAL 2022 £
<b>INCOMING RESOURCES</b>				
<b>Incoming resources from Generated Funds</b>				
Activities for generating funds	4a 69,551	10,474	80,025	47,110
Investment income	266		266	235
<b>TOTAL INCOMING RESOURCES</b>	<b>69,817</b>	<b>10,474</b>	<b>80,291</b>	<b>47,345</b>
<b>RESOURCES EXPENDED</b>				
<b>Cost of Generating Funds</b>				
Charitable Activities	40,364		40,364	36,431
Governance Costs	530		530	310
<b>TOTAL RESOURCES EXPENDED</b>	<b>40,894</b>	<b>0</b>	<b>40,894</b>	<b>36,741</b>
<b>NET INCOMING (OUTGOING) RESOURCES</b>				
	28,923	10,474	39,397	10,604
Total Funds Brought Forward	1,274,794		1,274,794	774,190
Freehold land & buildings revaluation	0		0	490,000
<b>TOTAL FUNDS CARRIED FORWARD</b>	<b>1,303,717</b>	<b>10,474</b>	<b>1,314,191</b>	<b>1,274,794</b>

Movements on all reserves and recognised gains and losses are shown above.

All of the organisation's operations are classed as continuing.

The notes on pages 9 to 14 form part of these financial statements.

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

	Notes	Unrestricted funds £	Restricted funds £	TOTAL 2023 £	TOTAL 2022 £
<b>Fixed Assets</b>					
Tangible Assets	2	1243794		1243794	1,202,471
Investments	3			0	0
<b>Total Fixed Assets</b>		<b>1243794</b>	<b>0</b>	<b>1243794</b>	<b>1202471</b>
<b>Current Assets</b>					
Cash at Bank and in Hand	7	60503	10474	70977	72,873
<b>Total Current Assets</b>		<b>60503</b>	<b>10474</b>	<b>70977</b>	<b>72873</b>
<b>Creditors</b>					
Amounts falling due within one year	8	580		580	550
<b>NET CURRENT ASSETS</b>	9	<b>59923</b>	<b>10474</b>	<b>70397</b>	<b>72323</b>
<b>TOTAL ASSETS less current liabilities</b>		<b>1303717</b>	<b>10474</b>	<b>1314191</b>	<b>1274794</b>
Creditors: amounts falling due in more than one year	9			0	
<b>NET ASSETS</b>		<b>1303717</b>	<b>10474</b>	<b>1314191</b>	<b>1274794</b>
<b>Funds of the Charity</b>					
General Funds		1303717	10474	1314191	1274794
		-	-	-	-
<b>Total funds</b>		<b>1303717</b>	<b>10474</b>	<b>1314191</b>	<b>1274794</b>

Approved by the Trustees on 17/4/2024

Signed on their behalf by Simon Cornish

Signature 



**FERRING VILLAGE HALL**  
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**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31ST DECEMBER 2023**

**1. ACCOUNTING POLICIES**

**Basis of Preparation**

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant notes. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015) - (Charities SORP - FRS102) and the Charities Act 2011.

The Charity meets the definition of a public benefit entity under FRS102. Assets and liabilities are initially recognised at historical cost unless otherwise stated in the relevant accounting policy notes.

**Assessment of Going Concern**

Preparation of the accounts is on a going concern basis. The trustees consider that there are no material uncertainties about the Charity's ability to continue as a going concern.

**Incoming Resources**

**Recognition of Incoming Resources**

These are included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the resources;
- the trustees are virtually certain they will receive the resources; and
- the monetary value can be measured with sufficient reliability

**Incoming Resources with Related Expenditure**

Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resource and related expenditure are reported gross in the SOFA.

**Grants and Donations**

Grants and Donations are only included in the SOFA when the charity has unconditional entitlement to the resources.

**Tax Reclaims on Donations and Gifts**

Incoming resources from tax reclaims are included in the SOFA at the same time as the gift to which they relate.

**Contractual Income and Performance Related Grants**

This is only included in the SOFA once the related goods or services has been delivered.

**Gifts in Kind**

Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SOFA as incoming resources when receivable.

**Donated Services and Facilities**

These are only included in incoming resources (with an equivalent amount in resources expended) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the charity of the service or facility received.

**Volunteer Help**

The value of any voluntary help received is not included in the accounts.

**Investment Income**

This is included in the accounts when receivable.

**Investment Gains and Losses**

This included any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

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**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2023**

**1. ACCOUNTING POLICIES (continued)**

**Expenditure and Liabilities**

**Liability Recognition**

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

**Governance Costs**

Include costs of the preparation and examination of statutory accounts, the costs of the trustees' meetings and cost of any legal advice to trustees on governance or constitutional matters.

**Grants with Performance Conditions**

Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SOFA once the recipient of the grant has provided the specified service or output.

**Grants Payable without Performance Conditions**

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to a grant which remain in control of the charity.

**Support Costs**

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of the resources, e.g. allocating property costs by floor areas, or per capital employed, staff costs by the time spent and other costs by their usage.

**Investments**

Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at trustees' best estimate of market value.

**Pensions**

Pension contributions are charged to the Statement of Financial Activities as they become payable.

**Unrestricted Funds**

These funds can be used for the general objectives of the charity as set out in the trustees' report. The movements of the unrestricted funds are given in the Statement of Financial Activities.

**Restricted Funds**

These funds are where the donor has specified a purpose for the donation made.

During the year the installation of a solar energy system and work to insulate the main building were completed. These projects were partly funded by grants and donations and partly from the charity's own cash reserves. In addition, donations of £10,474 were received and set aside for the planned renovation of flint block walling at the premises.

**Designated Funds**

These funds are funds set aside by the trustees out of unrestricted general funds for specific purposes or projects.

**Fixed Assets**

Fixed Assets are capitalised if they can be used for more than one year and cost at least £1,000. They are valued at cost or, if gifted, at the value to the charity on receipt.

**Land & Buildings**

Land and Buildings have been valued and included within the accounts at Insurance value as at the 31st December 2022 in accordance with FRS 102 - Previous revaluation as deemed cost.

**Depreciation Expense**

Depreciation is calculated at a rate to write off the cost of tangible fixed assets on an appropriate basis over their estimated useful lives. The rates applied per annum are as follows:

Fixtures & Fittings	10% Straight line
Equipment	33% Straight line
Improvements to Freehold	10% Straight line

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No depreciation is charged to freehold property as the property is maintained to such a standard that the estimated residual value is not less than cost.

**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2023**

**2. TANGIBLE FIXED ASSETS**

		Freehold Land & Buildings	Freehold Improvements	Fixtures & Fittings	General Equipment	Total 2023
		£	£	£	£	£
Cost	01 January 2023	1,167,000	19,943	38,307	8,531	1,233,781
Additions		0	0	50,586	958	51,544
Cost Value at	31 December 2023	1,167,000	19,943	88,893	9,489	1,285,325
Depreciation	01 January 2023	-	11,231	14,934	5,145	31,310
Charge		-	1,994	5,096	3,131	10,221
Depreciation at	31 December 2023	0	13,225	20,030	8,276	41,531
<b>Net Book Value</b>	<b>31 December 2023</b>	<b>1,167,000</b>	<b>6,718</b>	<b>68,863</b>	<b>1,213</b>	<b>1,243,794</b>
<b>Net Book Value</b>	<b>31 December 2022</b>	<b>1,167,000</b>	<b>8,712</b>	<b>23,373</b>	<b>3,386</b>	<b>1,202,471</b>

**Freehold Land & Buildings**

See note 12

**3. INVESTMENTS**

The CIO held no fixed asset investments during this or the previous financial period.

**FERRING VILLAGE HALL**  
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**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2023**

**4. INCOMING RESOURCES**

	Unrestricted Funds	Restricted Funds	TOTAL 2023	TOTAL 2022
	£	£	£	£
<b>a) Activities for Generating Funds</b>				
Grant income	9,495		9,495	7,667
Rental Income	41,278		41,278	37,750
Donations	17,604	10,474	28,078	1,608
Other Income - Deposits	1,174		1,174	85
	<b>69,551</b>	<b>10,474</b>	<b>80,025</b>	<b>47,110</b>
<b>b) Investment Income</b>				
Interest Received	266		266	235
	<b>266</b>	<b>0</b>	<b>266</b>	<b>235</b>

**5. RESOURCES EXPENDED**

	Unrestricted Funds	Restricted Funds	TOTAL 2023	TOTAL 2022
	£	£	£	£
<b>a) Charitable Activities</b>				
Cleaning	5,946		5,946	6,001
Depreciation	10,221		10,221	6,678
IT	1,017		1,017	1,664
Honorarium	360		360	660
Insurance	1,192		1,192	1,122
Licenses & Subscriptions	144		144	144
Office Costs	531		531	543
Repairs & Maintenance	6,648		6,648	12,054
Building Improvements	8,627		8,627	0
Sundry costs	133		133	120
Deposit Refunds	0		0	32
Utility costs	5,545		5,545	7,413
	<b>40,364</b>	<b>0</b>	<b>40,364</b>	<b>36,431</b>
<b>b) Governance Costs</b>				
Independent Examiner's Fees	530		530	310
	<b>530</b>	<b>0</b>	<b>530</b>	<b>310</b>

**FERRING VILLAGE HALL**  
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**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2023**

**6. RESTRICTED FUNDS**

The CIO held Restricted Funds during this financial period as follows:

	Solar energy system and building insulation	Flint block walls renovation	Total 2023
	£	£	£
Held at beginning of year	0	0	0
Grants and donations received in the year	25,107	10,474	35,581
Funds designated from cash reserves	25,479	0	25,479
Less: Project expenditure	50,586	0	50,586
<b>Held at end of year</b>	<b>0</b>	<b>10,474</b>	<b>10,474</b>

**7. CASH AT BANK AND IN HAND**

	Unrestricted Funds	Restricted Funds	TOTAL 2023	TOTAL 2022
	£	£	£	£
Cash at Bank & in Hand	60,503	10,474	70,977	72,873
	<b>60,503</b>	<b>10,474</b>	<b>70,977</b>	<b>72,873</b>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Unrestricted Funds	Restricted Funds	TOTAL 2023	TOTAL 2022
	£	£	£	£
Short term creditors	580	0	580	550
	<b>580</b>	<b>0</b>	<b>580</b>	<b>550</b>

#### **9. CREDITORS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR**

The CIO held no long term liabilities during this or the previous financial year.

#### **10. STAFF COSTS AND NUMBERS**

The CIO employed no members of staff during this or the previous financial period.

#### **11. TRUSTEES AND OTHER RELATED PARTIES**

No payments were made to trustees, or any persons connected with them during this financial period other than approved expenses. No material transaction took place between the organisation and a trustee, or any person connected with them.

#### **12. FREEHOLD LAND & BUILDINGS**

The trustees have agreed it has been difficult to ascertain with reasonable certainty the market value of the Land and Building held by the CIO at 90 Ferring Street, Ferring, Worthing, West Sussex, BN12 5JP. The Trustees of the CIO therefore agreed to include the Land & Building in the accounts at Insurance Values as at the 31st December 2022 in accordance with FRS 102 - Previous revaluation as deemed cost. The insurance value of the Land & Building was £1,167,000 at as the 31st December 2022.

#### **13. RISK ASSESSMENT**

The trustees actively review the major risks which the charity faces on a regular basis and believe that maintaining the free reserves stated, combined with the annual review of the controls over key financial systems carried out on an annual basis will provide sufficient resources in the event of adverse conditions. The trustees have also examined other operational and business risks which they face and confirm that they have established systems to mitigate the significant risks.

#### **14. RESERVES POLICY**

The trustees have considered the level of reserves they wish to retain, appropriate to the CIO's needs. This is based on the CIO's size and the level of financial commitments held. The trustees aim to ensure the CIO will be able to continue to fulfil its charitable objectives even if there is a temporary shortfall in income or unexpected expenditure. The trustees will endeavour not to set aside funds unnecessarily.

#### **15. PUBLIC BENEFIT**

The CIO acknowledges its requirement to demonstrate clearly that it must have charitable purposes or 'aims' that are for the public benefit. Details of how the CIO has achieved this are provided in the Trustees report. The Trustees confirm that they have paid due regard to the Charity Commission guidance on public benefit before deciding what activities the CIO should undertake.