

**ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST DECEMBER 2025**

**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)

## CONTENTS

Page 3	Legal and Administrative Information
Page 4 & 5	Trustees' Report
Pages 6	Independent Examiner's Report to the Trustees
Page 7	Statement of Financial Activities
Page 8	Balance Sheet
Pages 9 to 14	Notes to the Financial Statements

**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 2025  
**END OF FINANCIAL YEAR** 31st December 2025

**TRUSTEES AS AT 31ST DECEMBER 2024**

Simon Cornish	Betty McCann	Victoria Monroe
Lesley Young	John Gough – appointed 07/05/2025	Andrew Jackson – resigned 07/05/2025
Debbie Dilks	Bernadette Griffin – resigned 21/01/2025	Nigel Bubloz
Carol Fordyce	Keith Cockram	Andy Player – appointed 07/05/2025

**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 2025**

**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 seen throughout 2023 and 2024 has been maintained and built upon through 2025. Several new regular weekly hirers have been recruited, and others have increased their usage. February 2025 saw the new wall completed, and the toilets were refurbished in August 2025, as well as further energy saving insulation work. New flooring was laid in the Club Room. Further improvements are planned for 2026. A joint venture to celebrate the 80<sup>th</sup> anniversary of VE Day was undertaken between Ferring Village Hall and Ferring Parish Council.

The trustees report a surplus of £14,288 (2024 £49,469) during the financial period. At the year-end, the charity had net current assets of £88,950 (2024: £131,962). The Charity also held fixed assets to the value of £1,288,998 (2024: £1,231,698).

**Plans for future periods**

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

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

**TRUSTEES REPORT (continued)**

**FOR THE YEAR ENDED 31ST DECEMBER 2025**

**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 .....

Signed on their behalf by .....

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 2025 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 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.

Signed:



Date: February, 2026

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

## FERRING VILLAGE HALL

(Charitable Incorporated Organisation)

### STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31ST DECEMBER 2025

	Notes	Unrestricted funds	Restricted funds	TOTAL 2025	TOTAL 2024
		£	£	£	£
<b>INCOMING RESOURCES</b>					
<b>Incoming resources from Generated Funds</b>					
Activities for generating funds	4a	52,366	0	52,366	110,125
Investment income		1,136		1,136	1,251
<b>TOTAL INCOMING RESOURCES</b>		<b>53,502</b>	<b>0</b>	<b>53,502</b>	<b>111,376</b>
<b>RESOURCES EXPENDED</b>					
<b>Cost of Generating Funds</b>					
Charitable Activities		38,644	0	38,644	61,357
Governance Costs		570		570	550
<b>TOTAL RESOURCES EXPENDED</b>		<b>39,214</b>	<b>0</b>	<b>39,214</b>	<b>61,907</b>
<b>NET INCOMING (OUTGOING) RESOURCES</b>					
		14,288	0	14,288	49,469
Total Funds Brought Forward		1,363,660		1,363,660	1314191
Freehold land & buildings revaluation		0		0	0
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>1,377,948</b>	<b>0</b>	<b>1,377,948</b>	<b>1,363,660</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.

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

**BALANCE SHEET FOR THE YEAR ENDED 31ST DECEMBER 2025**

	Notes	Unrestricted funds £	Restricted funds £	TOTAL 2025 £	TOTAL 2024 £
<b>Fixed Assets</b>					
Tangible Assets	2	1288998		1288998	1,231,698
Investments	3			0	0
<b>Total Fixed Assets</b>		<b>1288998</b>	<b>0</b>	<b>1288998</b>	<b>1231698</b>
<b>Current Assets</b>					
Cash at Bank and in Hand	7	89550	0	89550	132,542
<b>Total Current Assets</b>		<b>89550</b>	<b>0</b>	<b>89550</b>	<b>132542</b>
<b>Creditors</b>					
Amounts falling due within one year	8	600		600	580
<b>NET CURRENT ASSETS</b>	9	<b>88950</b>	<b>0</b>	<b>88950</b>	<b>131962</b>
<b>TOTAL ASSETS less current liabilities</b>		<b>1377948</b>	<b>0</b>	<b>1377948</b>	<b>1363660</b>
Creditors: amounts falling due in more than one year	9			0	
<b>NET ASSETS</b>		<b>1377948</b>	<b>0</b>	<b>1377948</b>	<b>1363660</b>
<b>Funds of the Charity</b>					
General Funds		1377948	0	1377948	1363660
		-	-	-	-
<b>Total funds</b>		<b>1377948</b>	<b>0</b>	<b>1377948</b>	<b>1363660</b>

Approved by the Trustees on .....

Signed on their behalf by .....

Signature .....

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

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR  
ENDED 31ST DECEMBER 2025**

**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.

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

**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2025**

**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. Donations of £28,854, restricted to the completion of the flint wall, were received in the year. In addition, an amount of £30,000 from general reserves was set aside by trustees for the same purpose.

**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

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.

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

**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2025**

**2. TANGIBLE FIXED ASSETS**

		Freehold Land & Buildings	Freehold Improvements	Fixtures & Fittings	General Equipment	Total 2025
		£	£	£	£	£
Cost	01 January 2025	1,167,000	19,943	88,893	9,489	1,285,325
Additions		0	46,840	28,919	0	75,759
Cost Value at	31 December 2025	1,167,000	66,783	117,812	9,489	1,361,084
Depreciation	01 January 2025	-	15,219	28,919	9,489	53,627
Charge		-	6678	11781	0	18,459
Depreciation at	31 December 2025	0	21,897	40,700	9,489	72,086
<b>Net Book Value</b>	<b>31 December 2025</b>	<b>1,167,000</b>	<b>44,886</b>	<b>77,112</b>	<b>0</b>	<b>1,288,998</b>
<b>Net Book Value</b>	<b>31 December 2024</b>	<b>1,167,000</b>	<b>4,724</b>	<b>59,974</b>	<b>0</b>	<b>1,231,698</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**  
(Charitable Incorporated Organisation)

**NOTES TO THE FINANCIAL STATEMENTS (continued)**  
**FOR THE YEAR ENDED 31ST DECEMBER 2025**

**4. INCOMING RESOURCES**

	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
	£	£	£	£
<b>a) Activities for Generating Funds</b>				
Rental Income	49,623		49,623	51,271
Grant income			0	0
Donations	2,743	0	2,743	58,854
Other Income	0		0	0
	<b>52,366</b>	<b>0</b>	<b>52,366</b>	<b>110,125</b>
<b>b) Investment Income</b>				
Interest Received	1,136		1,136	1,251
	<b>1,136</b>	<b>0</b>	<b>1,136</b>	<b>1,251</b>

**5. RESOURCES EXPENDED**

	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
	£	£	£	£
<b>a) Charitable Activities</b>				
Cleaning	6,881		6,881	6,175
Depreciation	18,459		18,459	12,096
IT	915		915	1,152
Honorarium	0		0	0
Insurance	1,480		1,480	1,311
Licenses & Subscriptions	75		75	144
Office Costs	337		337	202
Repairs & Maintenance	7,923		7,923	5,647
Building Improvements	0		0	30,234
Sundry costs	0		0	1
Deposit Refunds	0		0	0
Utility costs	2,574		2,574	4,395
	<b>38,644</b>	<b>0</b>	<b>38,644</b>	<b>61,357</b>
<b>b) Governance Costs</b>				
Independent Examiner's Fees	570		570	550
	<b>570</b>	<b>0</b>	<b>570</b>	<b>550</b>

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

**NOTES TO THE FINANCIAL STATEMENTS (continued) FOR  
THE YEAR ENDED 31ST DECEMBER 2025**

**6. RESTRICTED FUNDS**

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

	<b>Flint block walls renovation</b>	<b>Total 2025</b>
	£	£
Held at beginning of year	15,328	15,328
Grants and donations received in the year	0	0
Less: Project expenditure	-15,328	-15,328
Held at end of year	0	0

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

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>TOTAL 2025</b>	<b>TOTAL 2024</b>
	£	£	£	£
Cash at Bank & in Hand	89,550	0	89,550	132,542
	<b>89,550</b>	<b>0</b>	<b>89,550</b>	<b>132,542</b>

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

	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>TOTAL 2025</b>	<b>TOTAL 2024</b>
	£	£	£	£
Short term creditors	600	0	600	580
	<b>600</b>	<b>0</b>	<b>600</b>	<b>580</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.