CHARITY REGISTRATION NUMBER: 1164436

Ansty Village Centre Trust

Unaudited Financial Statements

31 December 2025

Ansty Village Centre Trust

Trustees' Annual Report

Year ended 31 December 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2025.

Reference and administrative details

Registered charity name	Ansty Village Centre Trust
Charity registration number	1164436
Principal office	Deaks Lane Ansty West Sussex RH17 5AS

The trustees

Mr C Salimbeni
Mr J Thorpe
Mrs M Petitpierre
Mr B Williams
Mr O Travis

Accountants

Xeinadin Haywards Heath Ltd
Kingfisher House
Hurstwood Grange
Hurstwood Lane
Haywards Heath
West Sussex
RH17 7QX

Structure, governance and management

Ansty Village Centre Trust (AVCT), was established as a Charitable Incorporated Organisation (CIO) in November 2015, to design, develop, and operate a multi-use community facility in Ansty, West Sussex. The Centre opened in April 2021 and includes a village hall, sports changing rooms and associated amenities.

Under the Trust's appointment arrangements, two trustees are nominated by Ansty & Staplefield Parish Council, one by Ansty Village Hall Trust, one by Ansty Community Sports Club and one by Ansty Cricket Club. During 2025, Bradbury Williams and Crispin Salimbeni were the Parish Council nominees; Marion Petitpierre represented Ansty Village Hall Trust; Owen Travis represented Ansty Community Sports Club; and John Thorpe represented Ansty Cricket Club. All trustees were reappointed for a further one-year term in November 2025.

The trustees oversee the operation, maintenance, safety and financial management of the Centre, working with the organisations that use its facilities. No management functions were formally delegated in 2025.

Events after the reporting date
The trustees record with great sadness the death of Owen Travis in May 2026, after the reporting date. Owen had served as the trustee nominated by Ansty Community Sports Club since June 2024 and contributed to the development and operation of the Centre and the wider sporting community. The trustees express their appreciation for his service and commitment. Owen's position remains vacant pending the reappointment of trustees by nominating entities in November 2026.

Partner organisations
Following the dissolution of Ansty Sports and Social Club on 31 December 2023, its charitable functions and sporting activities transferred to Ansty Community Sports Club, a charitable incorporated organisation. Non-charitable trading activities are undertaken by ACSC Services Limited, its subsidiary. AVCT works closely with Ansty Village Hall Trust, Ansty Community Sports Club and Ansty Cricket Club in supporting the operation of the Centre.

Objectives and activities

AVCT exists to benefit residents of Ansty and the surrounding area by providing facilities for community gatherings, education, social welfare, recreation and leisure, and by encouraging participation in cricket, football, and other healthy recreational activities.

The Centre provides a venue for community groups, clubs, educational and fitness activities, private and village events, and sport. Its public benefit includes opportunities for social connection, wellbeing, volunteering and participation in community life. The trustees have regard to the Charity Commission's public benefit guidance in planning and reviewing these activities. AVCT works with its partners and funders to assess participation, use of facilities and delivery of funded improvements.

Achievements and performance

The Village Hall continued to accommodate regular community, educational, arts, fitness and social activities, alongside one-off bookings and village events. The village hall hosts regular fitness classes and community group meetings during the week. Weekends are frequently taken up with bookings and other celebrations. The successful monthly film club remains part of the community use programme.

The Clubroom and changing facilities support cricket, football and other recreation at the Recreation Ground, including junior and adult sport and disability cricket. In the Summer, Ansty hosts four adult and one women's cricket team, along with youth teams and an All-Stars programme introducing young children to cricket. In the Winter, the sports programme focuses on football, with two Saturday teams and one Sunday team playing at Ansty.

The cricket club hosts weekly sessions as part of a national programme that helps disabled young people develop confidence, friendships and life skills through cricket. The programme extends beyond cricket to include social events and educational workshops that bring young people and their families together, offering opportunities to learn practical skills, build friendships and boost confidence. The club also works closely with the Sussex Cricket Foundation to host a programme of county-wide events for disabled and SEND children.

Financial review

In 2025, the AVCT's income was £45,657 (2024: £59,685). This included £35,580 in unrestricted funds, almost all from tenant service and other recharges and general donations.

In 2025, the Trust spent £48,184 (2024: £45,453). Expenditure on unrestricted funds totalled £36,342 (2024: £34,268) and was almost entirely attributable to service and other costs recharged to tenants. The principal increase in these costs was due to higher lighting and heating costs, reflecting increased electricity charges, partially offset by insurance savings. Expenditure on restricted funds of £11,842 (2024: £11,185) was almost wholly attributable to depreciation of £11,593.

In 2025, fixed asset additions totalled £5,952 for solar window film.

£10,000 was paid against the England and Wales Charitable Trust loan in the year following the 'holiday' in loan repayments agreed with the English Cricket Board. Consequently, the loan balance stood at £17,500 on 31 December 2025.

At 31 December 2025, the AVCT's total charity funds stood at £1,301,753 (2024, £1,304,280).

Fundraising

The principal capital programme to develop the Centre and extend the car park was completed in July 2024. The Trust's focus in 2025 was therefore on operating, maintaining, and improving the facilities, with support from tenant contributions. Its sporting partners also undertake fundraising for improvements to recreational facilities.

Financial review *(continued)*

Reserves policy and financial resilience
The Trust seeks to recover the running costs of the Centre through charges to its principal users and to maintain sufficient liquid unrestricted reserves to meet working-capital needs, unforeseen costs and future capital commitments. Cash reserves are held with due regard to security, liquidity and return.

A substantial proportion of the Trust's reported funds is represented by the Centre and other fixed assets and is not available to meet day-to-day expenditure.

Trustees' responsibilities statement

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust Deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees' annual report was approved on 27 Oct 2026 and signed on behalf of the board of trustees by:

Mr B Williams
Trustee

Ansty Village Centre Trust

Independent Examiner's Report to the Trustees of Ansty Village Centre Trust

Year ended 31 December 2025

I report to the trustees on my examination of the financial statements of Ansty Village Centre Trust ('the charity') for the year ended 31 December 2025.

Responsibilities and basis of report

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

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

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

3. the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Christopher Whitley-Jones
Independent Examiner

Kingfisher House
Hurstwood Grange
Hurstwood Lane
Haywards Heath
West Sussex
RH17 7QX

27-10-26

Ansty Village Centre Trust

Statement of Financial Activities

Year ended 31 December 2025

	Note	2025 Unrestricted funds £	2025 Restricted funds £	2025 Total funds £	2024 Total funds £
Income and endowments					
Donations and legacies	4	–	10,000	10,000	25,608
Investment income	5	77	–	77	25
Other income	6	35,580	–	35,580	34,052
Total income		35,657	10,000	45,657	59,685
Expenditure					
Other expenditure	7	36,342	11,842	48,184	45,453
Total expenditure		36,342	11,842	48,184	45,453
Net (expenditure)/income and net movement in funds		(685)	(1,842)	(2,527)	14,232
Reconciliation of funds					
Total funds brought forward		2,151	1,302,129	1,304,280	1,290,048
Total funds carried forward		1,466	1,300,287	1,301,753	1,304,280

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 9 to 16 form part of these financial statements.

Ansty Village Centre Trust

Statement of Financial Position

31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	11	1,308,495	1,314,136
Current assets			
Debtors: due within one year	12	5,771	7,897
Cash at bank and in hand		5,929	12,127
		11,700	20,024
Creditors: amounts falling due within one year			
Trade creditors		–	1,480
Other creditors including taxation and social security	13	10,000	10,000
		10,000	11,480
Net current assets		1,700	8,544
Total assets less current liabilities		1,310,195	1,322,680
Creditors: amounts falling due after more than one year			
Other creditors including taxation and social security	14	7,500	17,500
Accruals and deferred income		942	900
Net assets		1,301,753	1,304,280
Funds of the charity			
Restricted funds		1,300,287	1,302,129
Unrestricted funds		1,466	2,151
Total charity funds	15	1,301,753	1,304,280

These financial statements were approved by the board of trustees and authorised for issue on 27 Oct 2026, and are signed on behalf of the board by:

John Thorpe

Mr J Thorpe
Trustee

Mr B Williams
Trustee

The notes on pages 9 to 16 form part of these financial statements.

Ansty Village Centre Trust

Statement of Cash Flows

Year ended 31 December 2025

	2025 £	2024 £
Cash flows from operating activities		
Net (expenditure)/income	(2,527)	14,232
Adjustments for:		
Depreciation of tangible fixed assets	11,593	11,005
Other interest receivable and similar income	(77)	(25)
Accrued expenses/(income)	42	(997)
Changes in:		
Trade and other debtors	2,126	4,479
Trade and other creditors	(11,480)	1,480
Cash generated from operations	(323)	30,174
Interest received	77	25
Net cash (used in)/from operating activities	(246)	30,199
Cash flows from investing activities		
Purchase of tangible assets	(5,952)	(21,166)
Net cash used in investing activities	(5,952)	(21,166)
Net (decrease)/increase in cash and cash equivalents	(6,198)	9,033
Cash and cash equivalents at beginning of year	12,127	3,094
Cash and cash equivalents at end of year	5,929	12,127

The notes on pages 9 to 16 form part of these financial statements.

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Ansty Village Centre, Deaks Lane, Ansty, Haywards Heath, West Sussex, RH17 5AS.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102)) and the Charities Act 2011.

3. Accounting policies

(a) Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

(b) Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future.

(c) Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(d) Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. Accounting policies *(continued)*

(e) Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

(f) Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

(g) Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

3. Accounting policies *(continued)*

Tangible assets *(continued)*

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

(h) Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Freehold property	-	evenly over lease term
Fixtures and fittings	-	10% straight line

(i) Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

(j) Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

4. Donations and legacies

	Restricted Funds £	**Total Funds 2025 £**	Restricted Funds £	Total Funds 2024 £
Donations				
Donations - Local authority contributions	–	–	10,003	10,003
Donations - Third party funders	–	–	8,105	8,105
Donations towards England and Wales Cricket Trust loan	10,000	10,000	–	–
Grants				
Grants receivable	–	–	7,500	7,500
	10,000	10,000	25,608	25,608

5. Investment income

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Bank interest receivable	77	77	25	25

6. Other income

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Receipts re service charges	35,580	35,580	34,052	34,052

7. Other expenditure

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Building - rent	100	–	100
Building - rates and water	902	–	902
Building - light and heat	17,677	–	17,677
Building - repairs and maintenance	4,929	–	4,929
Building - insurance	6,286	–	6,286
Building - legal and professional fees	942	–	942
Building - telephone and internet	1,343	–	1,343
Building - other office costs	–	–	–
Building - cleaning	4,163	–	4,163
Other expenditure	–	11,842	11,842
	36,342	11,842	48,184

7. Other expenditure *(continued)*

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Building - rent	100	–	100
Building - rates and water	755	–	755
Building - light and heat	13,356	–	13,356
Building - repairs and maintenance	5,075	180	5,255
Building - insurance	9,133	–	9,133
Building - legal and professional fees	900	–	900
Building - telephone and internet	729	–	729
Building - other office costs	236	–	236
Building - cleaning	3,984	–	3,984
Other expenditure	–	11,005	11,005
	34,268	11,185	45,453

8. Net (expenditure)/income

Net (expenditure)/income is stated after charging/(crediting):

	2025 £	2024 £
Depreciation of tangible fixed assets	11,593	11,005

9. Independent examination fees

	2025 £	2024 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	942	900

10. Trustee remuneration and expenses

No Trustees were paid in the year by the charity.

11. Tangible fixed assets

	Land and buildings £	Fixtures and fittings £	**Total £**
Cost			
At 1 January 2025	1,326,744	21,486	1,348,230
Additions	–	5,952	5,952
At 31 December 2025	1,326,744	27,438	1,354,182
Depreciation			
At 1 January 2025	31,908	2,186	34,094
Charge for the year	8,850	2,743	11,593
At 31 December 2025	40,758	4,929	45,687
Carrying amount			
At 31 December 2025	1,285,986	22,509	1,308,495
At 31 December 2024	1,294,836	19,300	1,314,136

The land at Deaks Lane, Ansty, West Sussex has been leased from Mid Sussex District Council for 150 years. The multi purpose community building was designed and built on this land, and is operated by the charitable incorporated organisation. The building is shown in the accounts at cost less depreciation and the trustees are of the opinion that the net carrying value fairly represents its value in use for the current purpose of charitable activities.

12. Debtors

Debtors falling due within one year are as follows:

	2025 £	2024 £
Prepayments and accrued income	1,340	2,265
Other debtors	4,431	5,632
	5,771	7,897

13. Other creditors including taxation and social security falling due within one year

	2025 £	2024 £
Other creditors	10,000	10,000

14. Other creditors including taxation and social security falling due after more than one year

	2025 £	2024 £
Loan	7,500	17,500

15. Analysis of charitable funds

Unrestricted funds

	At 1 January 2025 £	Income £	Expenditure £	**At 31 December 2025 £**
General funds	2,151	35,657	(36,342)	1,466

	At 1 January 2024 £	Income £	Expenditure £	At 31 December 2024 £
General funds	2,342	34,077	(34,268)	2,151

Restricted funds

	At 1 January 2025 £	Income £	Expenditure £	**At 31 December 2025 £**
Restricted Fund	1,302,129	10,000	(11,842)	1,300,287

	At 1 January 2024 £	Income £	Expenditure £	At 31 December 2024 £
Restricted Fund	1,287,706	25,608	(11,185)	1,302,129

16. Analysis of net assets between funds

	Unrestricted Funds £	Restricted Funds £	**Total Funds 2025 £**
Tangible fixed assets	–	1,308,495	1,308,495
Current assets	2,408	9,292	11,700
Creditors less than 1 year	(942)	(10,000)	(10,942)
Creditors greater than 1 year	–	(7,500)	(7,500)
Net assets	1,466	1,300,287	1,301,753

	Unrestricted Funds £	Restricted Funds £	Total Funds 2024 £
Tangible fixed assets	–	1,314,136	1,314,136
Current assets	3,051	16,973	20,024
Creditors less than 1 year	(900)	(11,480)	(12,380)
Creditors greater than 1 year	–	(17,500)	(17,500)
Net assets	2,151	1,302,129	1,304,280

17. Analysis of changes in net debt

	At 1 Jan 2025	Cash flows	**At 31 Dec 2025**
	£	£	**£**
Cash at bank and in hand	12,127	(6,198)	5,929