

**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**

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**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**

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

**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>		-
		<hr/>		<hr/>
<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>		-	
		<hr/>		<hr/>
<b>Total payments</b>		<b>78,892</b>		-
		<hr/>		<hr/>
<b>Net receipts/(payments) for the year</b>		-		-
Cash funds at 1st January 2024		-		-
		<hr/>		<hr/>
Cash funds at 31st December 2024		-		-
		<hr/> <hr/>		<hr/> <hr/>

**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**

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<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>
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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**

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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