

# ELMSTEAD COMMUNITY CENTRE

England & Wales - Charity number 1018831

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1993-03-16

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Limeric House  
Colchester Road  
Elmstead  
Colchester  
CO7 7DZ

**Phone** 07759275153

**Email** [ronfairweatheremail@gmail.com](mailto:ronfairweatheremail@gmail.com)

**Website** [.none](#)

## Activities

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**Objects:** THE PROPERTY TO BE HELD ON TRUST FOR THE PURPOSES OF A VILLAGE HALL FOR THE USE OF THE INHABITANTS OF THE CIVIL PARISH OF ELMSTEAD IN THE COUNTY OF ESSEX, WITHOUT DISTINCTION OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, INCLUDING USE FOR MEETINGS LECTURES AND CLASSES AND FOR OTHER FORMS OF RECREATION AND LEISURE TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS.

**Activities:** The Community Centre provides low cost accomodation in support of clubs and activities run for the benefit of residents of the parish.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Amateur Sport
- **Who:** Children/young People, Elderly/old People, Other Charities Or Voluntary Bodies, The General Public/mankind

## Geography

- **Area of benefit:** PARISH OF ELMSTEAD
- Essex

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-09-30	£27,244	£7,062	-	-
2024-09-30	£24,212	£6,510	-	-
2023-09-30	£19,246	£6,353	-	-
2022-09-30	£24,362	£12,504	-	-
2021-09-30	£28,333	£3,616	-	-

## Trustees

Name	Role	Appointed
<b>Sidney Wright</b>	Chair	2014-11-03
Dawn Ann Stammers		2018-11-26
Ronald Alfred Fairweather		2014-02-04
jane triscott		2026-05-21
rosalind valentine		2026-05-21

**ELMSTEAD COMMUNITY CENTRE**

England & Wales - Charity number 1018831

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# Accounts

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## Trustees' Annual Report for the period

From **01/10/2024** Period start date To **30/09/2025** Period end date

**Charity name: ELMSTEAD COMMUNITY CENTRE**

**Charity registration number: 1018831**

### Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<b>TO PROVIDE FACILITIES FOR LOCAL GROUPS AND ORGANISATIONS TO CONDUCT THEIR DAY TO DAY ACTIVITIES</b>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	<b>MANY ORGANISATIONS HIRE OUR PREMISES FOR OLD AND YOUNG ALIKE TO FURTHER THEIR WELLBEING AND SOCIAL AWARENESS.</b>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<b>THE TRUSTEES ARE SATISFIED THAT THE ACTIVITIES MEET THE CHARITY COMMISSION PUBLIC BENEFIT TEST.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	
Other		

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<b>TO ALLOW MANY LOCAL GROUPS OR ORGANISATIONS TO HIRE A ROOM OR HALL AT REDUCED PRICES TO FURTHER THEIR WELLBEING AND SOCIAL AWARENESS. THE TRUSTEES ARE SATISFIED THAT THE ACTIVITIES MEET THE CHARITY COMMISSION PUBLIC BENEFIT TEST.</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<b>£172154</b>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<b>The reason for holding such large reserves is for the fixtures and fittings for our soon to be built new community centre.</b>
Amount of reserves held	Para 1.22	<b>£150000</b>
Reasons for holding zero reserves	Para 1.22	<b>N/A</b>
Details of fund materially in deficit	Para 1.24	<b>N/A</b>
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<b>N/A</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	<b>CONSTITUTION 1975</b>
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	<b>UNINCORPORATED ASSOCIATION</b>
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<b>APPOINTED ANNUALLY AT AGM</b>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

### Reference and Administrative details

Charity name	ELMSTEAD COMMUNITY CENTRE
Other name the charity uses	
Registered charity number	1018831
Charity's principal address	COMMUNITY CENTRE SCHOOL ROAD ELMSTEAD CO7 7ET

**Names of the charity trustees who manage the charity**

	<b>Trustee name</b>	<b>Office (if any)</b>	<b>Dates acted if not for whole year</b>	<b>Name of person (or body) entitled to appoint trustee (if any)</b>
1	SID WRIGHT	CHAIRMAN		
2	RON FAIRWEATHER	TREASURER		
3	DAWN STAMMERS			
4	LINDA SCOTT			
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**Corporate trustees – names of the directors at the date the report was approved**

<b>Director name</b>		

**Name of trustees holding title to property belonging to the charity**

<b>Trustee name</b>	<b>Dates acted if not for whole year</b>	

## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

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## Exemptions from disclosure

Reason for non-disclosure of key personnel details

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## Other optional information

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## Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

RAFairweather

Full name(s)

Ronald Alfred Fairweather

Position (eg Secretary,  
Chair, etc)

Treasurer

Date

16<sup>th</sup> December 2025

## ELMSTEAD COMMUNITY CENTRE

Registered Charity No.1018831

### Income & Expenditure Account for the Year Ended 30th September 2025

	2024/25		2023/24
	Unrestricted Funds	Restricted Funds	Total
	£	£	£
<b>INCOME</b>			
<b>From Trading Activities</b>			
Regular Lettings	17,403.00		17,403.00
Private Lettings	4,923.50		4,923.50
<b>Other Income</b>			
Fundraising	682.00		682.00
Interest from Assets	4,235.13		4,235.13
<b>TOTAL INCOME</b>	<b>27,243.63</b>	<b>-</b>	<b>27,243.63</b>
<b>EXPENDITURE</b>			
Cleaning	- 2,145.24	-	- 2,145.24
Repairs & Mntce	- 406.41	-	- 406.41
Energy	- 3,094.99	-	- 3,094.99
Water	- 546.56	-	- 546.56
Rates	- 239.33	-	- 239.33
Insurance	- 285.54	-	- 285.54
RCCE IE and TDC licence	- 229.40	-	- 229.40
Office Supplies	- 114.24	-	- 114.24
<b>TOTAL EXPENDITURE</b>	<b>- 7,061.71</b>	<b>-</b>	<b>- 7,061.71</b>
<b>NET SURPLUS</b>	<b>20,181.92</b>	<b>-</b>	<b>20,181.92</b>
<b>Balance Brought Forward</b>	151,972.12		151,972.12
<b>Balance Carried Forward</b>	<b>172,154.04</b>	<b>-</b>	<b>172,154.04</b>

## ELMSTEAD COMMUNITY CENTRE

Registered Charity No.1018831

### Statement of Assets & Liabilities at 30th September 2025

	2025	2024
	£	£
<b>MONETARY ASSETS</b>		
<b>Bank Balances</b>		
Current Account	1,130.49	1,948.90
Deposit Account	5,000.00	14,000.00
NCC Account	23.57	23.24
Redwood Bank	85,000.00	85,000.00
Hinckley & Rugby BS	81,000.00	51,000.00
<b>Total</b>	<b><u>172,154.06</u></b>	<b><u>151,972.14</u></b>
<b>Debtors</b>		
Unpaid letting Invoices	359.00	96.00
Accrued Interest	3,259.50	1,073.31
<b>Creditors</b>		
Independent Examination	135.00	129.00
<b>NON MONETARY ASSETS</b>		
Tables & chairs		
Kitchen Equipment		
Fire Extinguishers		
PA System		
Cleaning Equipment		
AV Equipment		
Air purification units		

## **Independent Examiner's Report to the Trustees of Elmstead Community Centre (Registered Charity No. 1018831)**

I report to the trustees on my examination of the accounts of Elmstead Community Centre (the Trust) for the year ended 30<sup>th</sup> September 2025.

### **Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts 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 Trust as required by section 130 of the 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 Stobart FCCA  
RCCE House, Threshelfords Business Park, Inworth Road, Feering CO5 9SE  
14<sup>th</sup> November 2025

**ELMSTEAD COMMUNITY CENTRE**  
**Registered Charity Number 1018831**

**Independent examination of accounts for the year ended 30<sup>th</sup> September 2025**

**Charity Commission requirement**

Total income is over £25,000 so there is a requirement to submit TAR and accounts to the Charity Commission.

**Confirmation of Directions 1 and 2**

- Accounts can be prepared on a receipts and payments basis. There is no requirement for audit.
- The independent examiner has no connection with the trustees or involvement in day to day administration of the charity.

**Scope of work undertaken**

- Cash book totals (excel spreadsheet) agreed to receipts and payments totals on the face of the accounts.
- Bank statement balances agreed to balances carried forward on the face of the accounts.
- Sample of requests for payment trailed through the cash book.
- Sample of hall hirers trailed from Village Hall Invoices into the cash book.
- Reimbursements of expenses agreed to online transfers.
- Comparison with prior year figures and significant variances explored for unusual items
- Debtors and creditors at year end have been verified against supplementary records
- Accounts follow the CC16 template
- TAR not reviewed at the time of examination

**Notes**

The audit trails for both income and expenditure are excellent and easy to follow. The date of payment is written on invoices and filed in date order. On-line banking system with dual approval for payments is used. No cheques drawn this year.

There is an invoice trail spreadsheet for each month to manage the issue and collection of hall hire fees. There is also a spreadsheet that summarises the lettings cheques and cash received and when banked which agrees to the paying in slips. About three quarters of hire fee receipts are by direct transfer. There are 13 lettings paying in slips during the year: 100315 to 100327

There were 3 expenses reimbursements during the year in April, June and Sep 2025, with source documents attached to each of the 3 claims, checked and authorised for payment. The amounts are outlined on a spreadsheet headed Petty Cash payments 01/10/24 to 30/09/25: the spreadsheet shows the cash book column that each expenditure item is allocated to (columns O, N, and X).

Energy water and rates have increased significantly this year by 37%, 24% and 71% respectively. Repairs and maintenance, cleaning and insurance have decreased so overall costs are up by only 8%. Lettings income overall is slightly higher than last year with regular lettings increasing and private lettings decreasing slightly. Interest on savings accounts has increased significantly. The charity did not receive any grants this year. There are no employees, the cleaner is contracted and paid on invoice.

At the year-end the charity has 5 bank accounts, 3 with Barclays, a savings account with Redwood Bank and with Hinckley and Rugby BS. Accrued interest has been estimated on the 2 x savings accounts. The £172,154 that the charity is holding at the year-end is sensibly spread across 3 financial institutions providing protection under the Financial Services Compensation Scheme. It is likely that a 4<sup>th</sup> institution will be needed shortly for the growing funds.

The detailed accounts showed non-monetary assets of £14,827. The charity does not own / insure the building: insurance cover is sufficient to replace contents owned by the charity in the case of a total loss.

The charity has a very healthy level of reserves, being over 24 years of running costs, which are being accumulated for the build of the new community centre.

Jan Stobart  
14<sup>th</sup> November 2025

**ELMSTEAD COMMUNITY CENTRE**

England & Wales - Charity number 1018831

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# Accounts

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# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	01	10	2020		30	09	2021

## Section A Reference and administration details

**Charity name** ELMSTEAD COMMUNITY CENTRE

**Other names charity is known by**

**Registered charity number (if any)** 1018831

**Charity's principal address**  
 COMMUNITY CENTRE  
 SCHOOL ROAD  
 ELMSTEAD  
**Postcode CO7 7ET**

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	SID WRIGHT	CHAIRMAN		
2	RON FAIRWEATHER	TREASURER		
3	DAWN STAMMERS			
4	LINDA SCOTT			
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### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year


**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

**Name of chief executive or names of senior staff members (Optional information)**

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document (eg. trust deed, constitution)	CONSTITUTION 1975
How the charity is constituted (eg. trust, association, company)	UNINCORPORATED ASSOCIATION
Trustee selection methods (eg. appointed by, elected by)	APPOINTED ANNUALLY AT AGM

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

**Section C Objectives and activities**

**Summary of the objects of the charity set out in its governing document**

TO PROVIDE FACILITIES FOR LOCAL GROUPS AND ORGANISATIONS TO CONDUCT THEIR DAY-TO-DAY ACTIVITIES

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

MANY ORGANISATIONS HAVE HIRED OUR PREMISES BENEFITTING OLD AND YOUNG ALIKE TO FURTHER THEIR WELLBEING AND SOCIAL AWARENESS.  
THE TRUSTEES ARE SATISFIED THAT THE ACTIVITIES MEET THE CHARITY COMMISSION PUBLIC BENEFIT TEST.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

## Section D

## Achievements and performance

## Section D

## Achievements and performance

### Summary of the main achievements of the charity during the year

BEING A YEAR OF EXCEPTIONAL TIMES, WE HAVE STRIVED WHEREVER POSSIBLE TO KEEP THE CENTRE OPEN FOR OUR USERS.

WE HAVE PUT IN PLACE COVID 19 PRECAUTIONS AND RISK ASSESSMENTS TO ENSURE THE CENTRE OPERATES WITHIN THE REQUIRED GUIDELINES.

THIS HAS MEANT THAT MANY LOCAL PEOPLE COULD STILL ATTEND THE CENTRE WHEREVER POSSIBLE TO MEET AND SOCIALISE AND ATTEND CLASSES AND GROUPS.

WE ORGANISED A LOCAL GARAGE SALE IN THE VILLAGE WHICH WAS WELL ATTENDED AND GENERATED OVER £500 FOR OUR FUNDS.

## Section E

## Financial review

**Brief statement of the charity's policy on reserves**

WE AIM TO MAINTAIN A RESERVE OF OVER 3 MONTHS OPERATIONAL NEEDS.  
AT THE MOMENT WE HAVE A MUCH GREATER SUM WHICH IS BEING ACCUMULATED IN READINESS FOR THE OPENING OF OUR NEW CENTRE TO PROVIDE NEW FIXTURES AND FITTINGS

**Details of any funds materially in deficit**

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

**Section F Other optional information**

WE ARE IN CONSULTATION WITH LOCAL DEVELOPERS TO BUILD A NEW COMMUNITY CENTRE ON AN ADJACENT SITE TO OUR EXISTING BUILDING.  
THIS LARGER BUILDING WILL ENABLE US TO OFFER MORE SPACE TO SOME OF OUR EXISTING USERS (CUBS, SCOUTS, WW, BOWLS) THE ROOM TO EXPAND THEIR ACTIVITIES AND HELP MORE PEOPLE IN THE NEIGHBOURHOOD.

**Section G Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	RAFairweather	
<b>Full name(s)</b>	RONALD ALFRED FAIRWEATHER	
<b>Position (eg Secretary, Chair, etc)</b>	TREASURER/MANAGER	
<b>Date</b>	08.11.2021	

ELMSTEAD COMMUNITY CENTRE

Registered Charity No.1018831

Income & Expenditure Account for the Year Ended 30th September 2021

	2020/21	2019/20
<b>INCOME</b>		
<b>From Trading Activities</b>		
Regular Lettings	5,950.00	6,555.00
Private Lettings	1,145.00	990.00
Booking Deposits		
<b>Other Income</b>		
Fundraising	883.00	1,162.12
Donations		
Government Grant	19,891.62	10,000.00
<b>Interest from Assets</b>	462.99	980.41
<b>TOTAL INCOME</b>	<b>28,332.61</b>	<b>19,687.53</b>
<b>EXPENDITURE</b>		
Cleaning	- 1,382.06	- 1,054.40
Repairs & Mntce	- 309.84	- 146.89
Energy	- 970.10	- 1,335.60
Water	- 295.36	- 222.07
Rates	- 49.59	- 294.00
Insurance	- 324.52	- 329.84
Waste	-	- 519.65
RCCE audit fee+TDC licence	- 182.00	- 183.00
New Equipment	- 91.56	- 238.71
Office Supplies	- 10.95	- 45.00
<b>TOTAL EXPENDITURE</b>	<b>- 3,615.98</b>	<b>- 4,369.16</b>
<b>NET SURPLUS</b>	24,716.63	15,318.37
<b>Balance Brought Forward</b>	84,801.31	69482.94
<b>Balance Carried Forward</b>	<b>109,517.94</b>	<b>84,801.31</b>

ELMSTEAD COMMUNITY CENTRE

Registered Charity No.1018831

Statement of Assets & Liabilities at 30th September 2021

<b>MONETARY ASSETS</b>	<b>2021</b>	<b>2020</b>
<b>Bank Balances</b>		
Current Account	2,099.14	1,834.24
Deposit Account	47,000.00	23,007.79
NCC Account	9,007.56	9,006.68
Metro Bank Account	51,411.24	50,952.60
Petty Cash		
<b>Total</b>	<b>109,517.94</b>	<b>84,801.31</b>
<b>Debtors</b>		
Unpaid letting Invoices	70.00	270.00
<b>Creditors</b>		
Outstanding bills		
<b>NON MONETARY ASSETS</b>		
Tables & chairs	4500.00	4500.00
Kitchen Equipment	1000.00	1000.00
Fire Extinguishers	500.00	500.00
PA System	2000.00	2000.00
Office equipment	0.00	0.00
Cleaning Equipment	1643.00	1643.00
AV Equipment	380.00	380.00
	<b>10023.00</b>	<b>10023.00</b>

**Independent Examiner's Report to the Trustees of Elmstead Community Centre  
(Registered Charity No. 1018831)**

I report to the trustees on my examination of the accounts of Elmstead Community Centre for the year ended 30<sup>th</sup> September 2021.

**Responsibilities and basis of report**

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act'). I report in respect of my examination of the Trust's accounts 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 Trust as required by section 130 of the 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 Stobart FCCA  
RCCE House, Threshelfords Business Park, Inworth Road, Feering CO5 9SE  
26<sup>th</sup> October 2021

ELMSTEAD COMMUNITY CENTRE

Registered Charity No.1018831

Income & Expenditure Account for the Year Ended 30th September 2021

	2020/21	2019/20
<b>INCOME</b>		
<b>From Trading Activities</b>		
Regular Lettings	5,950.00	6,555.00
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Booking Deposits		
<b>Other Income</b>		
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<b>Balance Carried Forward</b>	<b>109,517.94</b>	<b>84,801.31</b>

**ELMSTEAD COMMUNITY CENTRE**

**Registered Charity No.1018831**

**Statement of Assets & Liabilities at 30th September 2021**

<b>MONETARY ASSETS</b>	<b>2021</b>	<b>2020</b>
<b>Bank Balances</b>		
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<b>Debtors</b>		
Unpaid letting Invoices	70.00	270.00
<b>Creditors</b>		
Outstanding bills		
<b>NON MONETARY ASSETS</b>		
Tables & chairs	4500.00	4500.00
Kitchen Equipment	1000.00	1000.00
Fire Extinguishers	500.00	500.00
PA System	2000.00	2000.00
Office equipment	0.00	0.00
Cleaning Equipment	1643.00	1643.00
AV Equipment	380.00	380.00
	<b>10023.00</b>	<b>10023.00</b>

**Independent Examiner's Report to the Trustees of Elmstead Community Centre  
(Registered Charity No. 1018831)**

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1. accounting records were not kept in respect of the Trust as required by section 130 of the 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 Stobart FCCA  
RCCE House, Threshelfords Business Park, Inworth Road, Feering CO5 9SE  
26<sup>th</sup> October 2021