

Company No. 02898308
Charity No. 1035200

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2024

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Custom House and Canning Town Community Renewal Project

Report and accounts

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Custom House and Canning Town Community Renewal Project

Reference & administrative information

Status	The organisation is a charitable company limited by guarantee, incorporated on 15 February 1994 and registered as a charity on 21 March 1994.	
Governing document	The company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association. The Memorandum and Articles of Association were amended to reflect the new name of organisation.	
Management Committee	Sarah Ruiz Amala Corera Janet Moffatt Lorraine Starke Frank Rosillo-Calle Freda Ayres Adrian Hodgson Elizabeth Booker	Chair Treasurer Vice Chair Resigned 20th March 2024
Website	www.chctcrp.org.uk	
General Manager	John McNeill	
Company number	02898308	
Charity number	1035200	
Registered office and operational address	The St Luke's Community Centre 89 Tarling Road Canning Town London E16 1HN	
Independent Examiner	Patrick J Gray Chartered Accountant 56 Bracken Drive Chigwell Essex IG7 5RD	
Bankers	National Westminster Bank East Ham Branch 37 High Street North London E6 1HS	

The trustees present their report and the financial statements for the year ended 30 June 2024, which are also prepared to meet the requirements for a directors' report and accounts for Companies Act purposes. This report has been prepared in accordance with the Statement of Recommended Practice - Accounting and Reporting by Charities (FRS102) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to smaller entities.

Structure, Governance and Management

The Committee members serving during the year, and those currently serving, are shown on page 1. The Charity has no issued share capital or debentures; hence no directors' interests require disclosure.

The control and direction of the Charity is the responsibility of the Management Committee and its members are elected and co-opted to it under the terms of the Memorandum and Articles of Association. Elections are held at the Charity's Annual General Meeting and the Committee can co-opt members during the year. Attendance is good and in an open environment people are able to take up the reins of governance. At any given time, the majority of members are well aware of their duty and the systems in place to do their duty.

The Committee delegates its power to run the Charity from day to day to the General Manager who acts on employment matters, exercises routine financial control, ensures that the essential landlord functions are properly maintained and organises specific project development and management. The General Manager ensures that the Committee remains informed by issuing reports on all aspects of the organisation to every Committee meeting. These reports give Directors regular opportunity to minute their views, set and adapt policy and make binding decisions which create a clear line of accountability.

The trustees have assessed the major risks to which the Charity is exposed, in particular those related to the operations and finances of the Charity, and is satisfied that systems are in place to mitigate its exposure to the major risks.

Objects and activities

The Charity is established for the promotion of any charitable purposes for the benefit of the residents of the Custom House and Canning Town areas of London. There have been no changes to the objects since the Charity's inception.

The principal policies of the Charity to further its objects are as follows:

- Develop and maintain local buildings and infrastructure for the benefit of the community
- Play a role in the area's overall regeneration by participation in and contribution to local forums
- Operate and assist in the operation of projects for the benefit of the community and
- Assist local community groups and projects from surpluses from rents from the Charity's property.

The Charity continues to properly manage its assets in the interests of the local area and continues to work to improve efficiency. St Luke's and Abrahams constitute some 25,000 square feet of space put to good social purpose. The Charity's policy is let to a range of socially useful tenants to provide unrestricted funds which cover the Charity's core costs and a modest surplus to apply for good purposes.

St. Luke's houses a double doctor's surgery, a community cafe, a community hall and offices for charities and small businesses. The only space remaining to be developed is the Apse (the historic altar area at the north end of the building) where long term plans exist to convert that space into a performance space.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

How The Charity's activities deliver public benefit

The charity carries out a wide range of activities in pursuance of its charitable aims. The Trustees consider that these activities detailed below, provide benefit to the public, especially those who live in Custom House and Canning Town and the wider community of Newham.

24 years of financial stability

Since 2000 the Charity has let office space at St. Luke's making it a secure, independent, and self-sustaining project in this poor part of London. At the time of writing 100% of the available office space was let. The Charity plans for its contingencies, reserves, building fund and other risks and with secure finances is able to work on projects that benefit the community. The greater the surpluses generated the greater the resources available for charitable activities. The Charity's landlord duties are managed by a General Manager.

Staff

The Charity has 6 direct staff numbers. These are headed by the General Manager responsible to the trustees. He is supported by a Financial Administrator and Building Manager for St. Luke's. 2 staff are with Parkside and there is 1 over 50s worker. In recent years the General Manager and the Financial Administrator working days were cut to 3 per week and so the Charity has saved around £20,000 per year.

Community Space

Maintaining the community hall and cafe area and letting that space at a heavily subsidised rate to groups that serve the local community is an important part of the Charity's capacity building work. In this way the Charity is able to assist the establishment of smaller groups or attract them to the area. The subsidised use of the hall is equivalent to financial support of £44,000 a year.

The subsidised use of hall and the cafe is available to a number of groups: a mother and toddlers' group, a youth club, a special needs youth club, the over 50s club and lunch, Powerhouse (2 days a week), a bingo club, a food bank a sowing group and for children's parties. Furthermore, the hall is available for private functions for local people at a rate which cannot be beaten.

Community activities also took place outside in the grounds of St. Luke's which provide good outdoor space for activities such as annual Summer Fetes. An event was held in June 2022 to mark the Queen's 70th Jubilee.

Whilst the Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended in November 2024.

The Cafe

The cafe and its seating area were used for food preparation and storage (in freezers) during the virus period. This activity was maintained continuously from early April 2020 to June 2021. Since then the cafe has been used by the well-attended Over 50's Club who have a meal there every Wednesday. In 2024 a secure storage facility was added to store cloths for a new clothes bank and two induction cooker/ovens replaced the old gas appliance in the kitchen. The café is also a food bank distribution point every Thursday and the room is used as a meeting place.

The Over 50's Club

In January 2019 the Charity created the new part time post of Over 50s development worker to lay on a variety of laid back activities to attract a range of elderly people. This worked well and the all day Friday day sessions remain well attended. The virus brought new challenges and the over 50s worker maintained and developed contact with the elderly and frail. Staff hours were increased from 2.5 to 4 days a week. In 2020 the Club started working with Bikeworks who used their open air electric cycle taxis to ferry members to and from the club. This was immensely popular and Bikeworks remained a valuable partner to the Club until it ran into money difficulties.

In June 2022 the Over 50's club ran a second hand clothes stall and this proved to be a great success. The Charity agreed to a regular clothes stall as a response to rising living costs. The secure cloths storage is now built in the cafe seating area and run by the Over 50s club.

The Club has been successful in getting corporate support for its activities on several special occasions including: Christmas dinner cooked and served by HSBC staff and sponsored trips out. Connections with the English National Ballet have been maintained. The ENB provides occasional visits to full rehearsals and they provide biweekly keep fit sessions at the Friday club. A partnership with Rosetta Arts to enhance a section of the grounds at St. Luke's with accessible planters has been well received and involved the Club making colourful outdoor mosaics. A link up with West Ham Foundation to do 1 to 1s about benefit entitlement 8 of which have been undertaken. Last but by no means least the club has attracted committed volunteers two of whom help with every session.

St. Luke's Thursday

The local parish of St. Luke's (Victoria Dock) received grant funding to develop social activities for local people and so got together with the Charity. The result, in April 2022, was the start of a highly successful mothersand toddlers' group which continues meeting every Thursday morning. Then in June 2023 a new youth club was launched and that meets every Thursday evening. This too is a successful project that has embedded itself quickly. In the preliminary discussions with the parish the Charity was assured that the activities the Parish put on would be done in a secular manner and so conform to the CH&CTCRP's constitution.

COG

COG, an initiative run by the Charity offers young people including those with special needs with BMX and cycle training. The project was looking for a Newham base and a Newham body to provide corporate and financial control. The Trustees agreed to take on this role with COG and so in 2023 began a very well appreciated and popular project based at Gooseley Green and also operated at King George the 5th park. There have been holiday schemes and other sessions provided. COG has received grants that cover its expenditure.

COG has delivered over 150 sessions and worked with 20 schools, colleges and specialist educational provision targeting at risk youths including a maintenance project based at St. Luke's. It has attracted a minimum of 300 young people. The project has been acclaimed.

Parkside

The Parkside Gardening Project has been supported since 2007 in assisting referred people suffering mental health difficulties in a horticultural context. In 22/23 there were 13 supported volunteers. The project involves maintaining a sensory garden, plant propagation, clearance, composting, soil preparation and planting. Parkside increases social opportunities, self-esteem, confidence, physical fitness, a varied weekly routine, and a warm space in winter.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

Powerhouse

Powerhouse is an independent charity catering exclusively for women with disabilities and was one of the longest standing tenants at St. Luke's. In recent times funding support has grown tighter for all small charities including Powerhouse so in 2016 the decision was taken to allow Powerhouse free desk and storage space in the CH&CTCRP office at St. Luke's to help Powerhouse make ends meet. The arrangement has worked well and continues. Powerhouse also benefits from a large subsidy to its regular use of the hall.

The virus

The staff unanimously agreed they would continue to attend work and do whatever the Charity thought best and they stuck to this stance doggedly and maintained their stations throughout.

In April 2020 the Charity's Trustees agreed a general plan to make all the public spaces in St. Luke's available to any authority who might need them and for the building to be used in some way to help alleviate the anticipated food deprivation in the community. The Over 50's worker's hours were increased to 4 days a week and money was made available from reserves. The staff all mucked in, put the cafe into use and shared the regular cooking of food (delivered by the Council and purchased by the Charity) that was frozen for distribution. That effort delivered over 150 meals a week.

The Apse and Other Building Heritage work

The apse of the old St. Luke's Church contains massive fine art mosaics which constitute one of Newham's most important works of art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP moved in. The Charity has taken steps to clean and cover the damage and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. Now the Charity plans to remove the scaffolding and make some final improvements to make the Apse ready for use as a bespoke venue. The Committee recently agreed to re-erect the scaffolding and use it to repair the outside coping stones at the top of the south face of the building.

Abrahams

The Charity built and let a new nursery by 2000 and obtained a 20 year lease for the property from Newham Council after which the Charity has a right to purchase outright for a peppercorn – this entitlement has been applied for through legal channels. The building remains let to a Lithuanian community organisation who use the whole building for childcare activities.

Volunteer Activity

The Charity's Management Committee is totally voluntary. The Committee properly oversees the Charity. Committee members visit the office, the treasurer oversees all payments and the Chair regularly monitors the General Manager. None of the meetings of the Management Committee have been inquorate and if such governance and direction were to be purchased it would cost a tidy sum. The Charity's Directors and Trustees receive no remuneration, monetary or otherwise.

The Charity's main functions are performed by paid staff. As the Charity does not directly organise charitable activities other than where paid staff are required, there has been little need for volunteers to help the Charity's main effort. However, Parkside's work is with people who are deemed to be volunteers and the over 50s Club has been greatly aided by volunteers. In response to this the Charity has created a volunteer form to properly avail volunteers a more secure and better managed way of operating. The charity's workers and trustees are linked to a web of people who bring charitable effort to St. Luke's and central to the Charity's policy is to encourage volunteers to set up and run their independent activities such as the youth club and the elders' afternoons. By offering free use of the community hall and by assisting small local organisations the Charity assists volunteering.

Paradoxically the voluntary sector is better developed in richer areas and to counter this, the Charity works to improve and enlarge the area's voluntary sector. This way the Charity has helped to create a long term environment for more volunteering.

The area's regeneration

The Charity's working area remained in one of the most stubbornly poorest areas of East London. Years of "regeneration" barely dented the situation. The Council had got nowhere and in a frustrated moment one of its chief housing officers dubbed the locals as being "not normal".

In 1999 the Jubilee Line came to Canning Town: that brought long term consequences. Property prices, buoyed by the better transport links, in 2000 spurred Newham Council developed a regeneration plan involving the demolition of 2000 council built homes and the building of 10,000 private dwellings.

Local people, mainly secure council tenants, approved so long as their rights were to be observed and the demolished council homes replaced. They thought the regeneration was a fair swap for having their existing blighted homes replaced in situ with a standard decanting operation with phases of demolition followed by new build for those tenants to be rehoused and so on. They thought they had signed up to a "right to return".

In practice the word "return" somehow morphed to mean that tenants could "return" as council tenants as if they had ever stopped being council tenants. Tenants were offered accommodation somewhere else, indeed anywhere else so long as it was out of the area.

Standard decanting was out and demolition to make way for overwhelmingly private flats was in. To pave the way for the developer whole blocks were cleared too early and the empty dwellings became a scandal. The Council's solution was to lease the blocks to a private landlord who used insecure tenancies so the homes could be cleared at short notice whenever the land was required without a Council duty to rehouse them. The private landlord doubled the rent: with the difference paid by the taxpayer via housing benefit.

The Charity's General Manager helped local tenants to represent themselves. The residents made some gains but were soon de-recognised. Subsequently, the Charity learned that the Council had insisted that the Charity's General Manager shall not be spoken to. The Charity was treated as an enemy of the Council until a new mayor was elected.

In 2018 the new Mayor inherited a mess with few resources to deal with the problems. The focus of the regeneration moved to Custom House and PEACH took on the issue of housing rights and, supported by a new Mayor, won significant changes. The contract with the private landlord was terminated and the private tenants put into the vacant blocks declared assured council tenants.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices are again being inflated. The pressure for more private dwellings continues. Around St. Luke's hundreds were built with none of them for social rent. One whole development of 300 units was sold off plan in China.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

PEACH

In 2012 the Lottery (Big Local) funded a 10 year £1 million grant for Custom House community priorities. The People's Empowerment Alliance of Custom House (PEACH) was formed in 2013 and the CH&CTCRP became the "Local Trusted Organisation" (LTO) responsible for the initiative's corporate existence. PEACH developed community run participation and focused on housing issues in Custom House.

However, the CH&CTCRP grew to understand that its role, particularly as the PEACH employer (2/3 of CH&CTCRP staff), left the Charity with all the legal responsibilities yet with little authority. These legal issues were a long term problem and a fundamental and as yet unresolved design flaw in the structure of the Big Locals. In 2020 PEACH had set up its own corporate structure and when its own way. It continues to function.

Financial review

The Committee receives a quarterly review of the Charity's financial position so that all trends can be regularly examined. The Charity reviewed its financial standing orders in 2015.

Total income for the year increased by £2,725 from £269,655 to £272,380 a 1.1% increase. Expenditure decreased by £7,340 from £283,487 to £276,147, an decrease of 2.6%. There was a deficit for the year of £3,767 (2022/23 : deficit £13,832). This deficit is stated after the annual depreciation charge of £56,085, charged against the capital funds received to purchase buildings. However, original construction costs are the basis of the depreciation calculation which is required for accounting purposes. The accounts show the net book value as based on their historic construction costs, and no further valuations have been conducted regarding their current valuation.

The total funds held by the charity decreased during the year from £2,360,440 to £2,356,673. These funds are divided for accounting purposes into restricted funds, which represent the unexpended balances of donations and grants held on trust for specific purposes, and unrestricted funds that are available for the general purposes of the charity. During the year, there was a decrease in the total value of the restricted funds from £361,279 to £350,880 and a increase in unrestricted funds from £1,999,161 to £2,005,793

The principal financial policies adopted during the year are (i) the accounts are prepared under the historical cost convention; (ii) incoming resources relating to grants and material donations are recognised in the period to which they are receivable and (iii) resources expended are recognised on the accruals basis and on the basis that consideration has been received for the expenditure. Full details of the accounting policies adopted during the year are shown in note 1 to the Accounts.

In practice the Committee believes that it is possible to keep its assets in good repair indefinitely and sets aside up to £28,649 into the Sinking Fund (see Note 12 to the accounts). The built assets, being developed with grant funding meant there was no continuing restriction as to use and hence the asset is not held in a restricted fund.

Reserves Policy

The Charity's continued ability to meet its objectives rests on the proper management of its assets. In addition, the Committee, guided by professional advice, sets aside a specified sum to a building fund for future repairs in line with its 50 year life cycle program. In 2023-2024, a net £26,490 (2022-2023- £2,715) was added to the building reserve. The sinking fund balance at the year end is £387,700. By the time of writing the Charity increased its secure investment deposits to £656,059. It is also assured that there is a minimum 3 month fluid reserve for the staff and other liabilities.

Custom House and Canning Town Community Renewal Project

Report of the management committee

For the year ended 30 June 2024

Responsibilities of the management committee

Company law requires the management committee to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the year then ended.

In preparing those financial statements which give a true and fair view, the management committee should follow best practice and:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether applicable accounting standards and statements of recommended practice 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 assume that the company will continue on that basis

The management committee is responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

The management committee members are responsible for the maintenance and integrity of the corporate and financial information included on the charity's website. Legislation in the UK governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The management committee is also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Each member of the management committee confirms that to the best of their knowledge there is no information relevant to the independent examination of which the independent examiner is unaware. Members of the management committee also confirms that they have taken all necessary steps to ensure that they themselves are aware of all relevant audit information and that this information has been communicated to the independent examiner.

Members of the management committee, who are also trustees under charity law, who served during the year and up to the date of this report are listed on page 1.

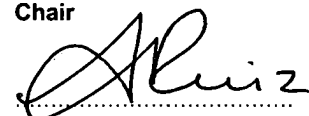
Public Benefit Statement

The Trustees confirm that they have complied with the duty in Section 4 of the Charities Act 2011 to have due regard to the Charity Commission's general guidance on public benefit, 'Charities and Public Benefits'.

A resolution to appoint Conways Chartered Accountants as the company's independent examiner will be proposed at the Annual General Meeting. This report has been prepared in accordance with the Statement of Recommended Practice Accounting and Reporting by Charities (issued in March 2005) and in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small entities.

This report was approved by the Board on 12/03/2025 and signed on its behalf .

SARAH RUIZ
Chair



**INDEPENDENT EXAMINER'S REPORT
TO THE MEMBERS OF CUSTOM HOUSE AND CANNING TOWN COMMUNITY RENEWAL PROJECT**

I report on the accounts of Custom House and Canning Town Community Renewal Project for the 12 months ended 30 June 2024 set out on pages 10 to 22.

Respective responsibilities of trustees and independent examiner

The charity's trustees who are also the directors of Custom House and Canning Town Community Renewal Project for the purposes of company law are responsible for the preparation of the accounts. The 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. The charity's gross income exceeded £250,000 and I am qualified to undertake the examination being a qualified member of the Institute of Chartered Accountants of Scotland.

Having satisfied myself that the charity is not subject to audit under company law and is eligible for independent examination, it is my responsibility to:

- (i) examine the accounts under section 145 of the 2011 Act;
- (ii) 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
- (iii) to state whether particular matters have come to my attention

Basis of independent examiner's report

My examination was carried out in accordance with the 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 you as 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.

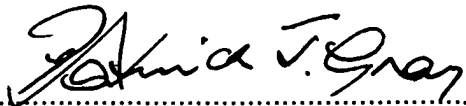
Independent examiner's statement

In connection with my examination, no matter has come to my attention:

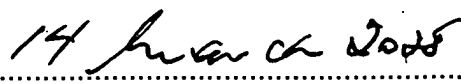
- (a) which gives me reasonable cause to believe that in any material respect the requirements:
 - (i) to keep proper accounting records in accordance with section 386 of the Companies Act 2006; and
 - (ii) to prepare accounts which accord with the accounting records, comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Statement of Recommended Practice: Accounting and Reporting by Charities;have not been met, or
- (b) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Patrick J Gray
Chartered Accountant
56 Bracken Drive
Chigwell
Essex IG7 5RD

Signed



Date



Custom House and Canning Town Community Renewal Project

Statement of Financial Activities (Incorporating an Income and Expenditure account)

For the year ended 30 June 2024

		Unrestricted	Restricted	2024 Total	2023 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income		213	-	213	-
Investment income		18,371	-	18,371	6,775
<i>Incoming resources from charitable activities</i>					
Over 50's Club		3,262	-	3,262	4,370
COG-BMX		-	9,883	9,883	25,800
Parkside Gardening Project		-	-	-	175
St Luke's and Abraham's					
Nursery rent and recharges		240,651	-	240,651	231,885
Other Community Projects		-	-	-	650
Total incoming resources	2	<u>262,497</u>	<u>9,883</u>	<u>272,380</u>	<u>269,655</u>
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Youth Club		-	-	-	261
COG-BMX		-	10,967	10,967	23,353
Parkside Gardening Project		10,788	-	10,788	10,969
St Luke's and Abraham's		217,235	9,299	226,534	217,690
Over 50s Project		25,033	-	25,033	26,880
Other Community Projects		(386)	-	(386)	1,124
<i>Governance costs</i>		<u>3,210</u>	<u>-</u>	<u>3,210</u>	<u>3,210</u>
Total resources expended	3	<u>255,880</u>	<u>20,266</u>	<u>276,147</u>	<u>283,487</u>
Net (Expenditure)/Income for the year		6,616	(10,383)	(3,767)	(13,832)
Transfers between funds	11	15	(15)	-	-
Net movement in funds for the year		6,631	(10,398)	(3,767)	(13,832)
Total funds brought forward		<u>1,999,161</u>	<u>361,279</u>	<u>2,360,440</u>	<u>2,374,272</u>
Funds carried forward	12	<u><u>2,005,793</u></u>	<u><u>350,880</u></u>	<u><u>2,356,673</u></u>	<u><u>2,360,440</u></u>

All of the above results are derived from continuing activities. There were no other recognised gains or losses other than those stated above. Movements in funds are disclosed in note 12 to the financial statements.

The Statement of Financial Activities also complies with the requirements for an income and expenditure account under the Companies Act 2006.

Custom House and Canning Town Community Renewal Project (Limited by Guarantee)**Balance sheet****As at 30 June 2024**

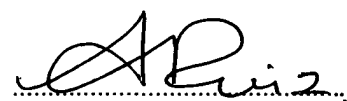
	Note	£	2024 £	2023 £
Tangible fixed assets	7		1,521,517	1,577,602
Term Deposits	8		<u>656,059</u>	<u>650,000</u>
			2,177,575	2,227,602
Current assets				
Debtors	10	51,884		43,772
Cash at bank and in hand		<u>165,876</u>		<u>131,179</u>
		217,760		174,951
Creditors				
Amounts falling due within one year	11	<u>(38,662)</u>		<u>(42,113)</u>
Net current assets			<u>179,097</u>	<u>132,838</u>
Total Assets less current liabilities			<u>2,356,673</u>	<u>2,360,440</u>
The funds of the charity:				
Unrestricted funds				
General funds			475,019	450,090
Designated funds			1,530,774	1,549,071
Restricted funds			<u>350,880</u>	<u>361,279</u>
Total funds	12		<u>2,356,673</u>	<u>2,360,440</u>

The company is entitled to the exemption from the audit requirement contained in section 477 of the Companies Act 2006, for the year ended 30 June 2024. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources and application of resources, including its income and expenditure, for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The accounts were approved by the Board on 12 March 2025



Sarah Ruiz
Chair



Amala Corera
Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2024

	2024 £	2023 £
Surplus/(deficit) for the year	(22,138)	(20,607)
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,085	56,305
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	(8,112)	7,793
Decrease/(Increase) in creditors	(3,450)	(10,632)
Investments (Increase)/decrease	(6,059)	(304,433)
Cash generated from Operations	<u>16,326</u>	<u>(271,574)</u>
Cash from Other sources		
Interest Received	<u>18,371</u>	<u>6,775</u>
Change in cash and cash equivalents in the year	34,697	(264,799)
Cash and cash equivalents at the beginning of year	131,179	395,978
Cash and cash equivalents at the end of year	<u><u>165,876</u></u>	<u><u>131,179</u></u>
Consisting of :		
Cash at bank and in hand	<u><u>165,876</u></u>	<u><u>131,179</u></u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

1. Accounting policies

Custom House and Canning Town Community Renewal Project Limited is a private company limited by guarantee incorporated in England and Wales. The registered address is The St Luke's Community Centre, 89 Tarling Road, Canning Town, London E16 1HN.

The following are the more important policies adopted by the charity.

- a) The financial statements have been prepared under the historical cost convention and in accordance with the company's constitution and applicable accounting standards. They follow the recommendations in the Accounting and Reporting by Charities : 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) and the Companies Act 2006. The company is a Public Benefit Entity as defined by FRS 102.
- b) Voluntary income is received by way of donations and gifts and is included in full in the statement of financial activities when received or receivable, whichever is earlier.
- c) Revenue grants are credited to the statement of financial activities when received or receivable whichever is earlier, unless they relate to a specific future period, in which case they are deferred.
- d) Contractual income is recognised as an incoming resource to the extent that the charity has provided the services. If incoming resources are received in advance of the services being provided, they are deferred until the charity is entitled to them.
- e) Rental income is recognised net of voids.
- f) Gifts in kind represent assets or services donated for distribution or use by the charity. Assets given for distribution are recognised as incoming resources only when distributed. Assets given for use by the charity are recognised when receivable. Gifts in kind are valued at the amount actually realised from the disposal of the assets or at the price the charity would otherwise have paid for the assets.
- g) Grants for the purchase of fixed assets are recognised in full in the statement of financial activities in the year in which they are receivable.
- h) Restricted funds are to be used for specified purposes as laid down by the donor. Expenditure which meets these criteria is identified to the fund.
- i) Unrestricted funds are donations and other income received or generated for the charitable purposes.
- j) Designated funds are unrestricted funds earmarked by the trustees for particular purposes.

1. Accounting policies (continued)

- k) Tangible fixed assets are stated at costs less depreciation. Equipment costing less than £500 is written off in the year of purchase. Depreciation is provided on all fixed assets at rates calculated to write off the cost of each asset over its estimated useful life. The depreciation rates in use are as follows:

Freehold land	indefinite (no depreciation charged)
Freehold buildings	50 years straight line (2.00%)
Leasehold property	period of the lease
Office Equipment	5 years straight line basis (20.00%)

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset and is recognised in net income/(expenditure) for the year.

At each reporting date, the charitable company reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss(if any).

- l) All leases of equipment are operating leases, and rentals are charged to the statement of financial activities on a straight line basis over the length of the lease. No assets are held under hire purchase agreements.
- m) Governance costs include the management of the charitable company's assets, organisational management and compliance with constitutional and statutory requirements. Cost of raising funds relates to the costs incurred by the charitable company in raising funds for the charitable work.
- n) The accounts are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £.

o) Subsidiary

The Charity has a subsidiary but group accounts are not prepared because its results, assets and Liabilities are not material to the Charity.

- p) These accounts for the year ended 30 June 2024 have been prepared in accordance with FRS 102. The date of transition to FRS102 was 1 April 2015. The reported financial position and financial performance for the previous period are not affected by the transition to FRS102.

1. Accounting policies (continued)

- q) The financial statements have been prepared on the going concern basis. The management committee members have considered a period of one year from the date of approval of the accounts.
- r) Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.
- s) The charity has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.
- t) The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

- u) Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.
- v) In the application of the charity's accounting policies, the Trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

1.2 Accumulated funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Designated funds are allocated out of unrestricted funds by the trustees for specific purposes. The use of such funds is at the trustees' discretion.

Restricted funds are subject to restrictions on their expenditure imposed by the donor.

Custom House and Canning Town Community Renewal Project
Notes to the financial statements
For the year ended 30 June 2024

Incoming Resources

							2024	2023
	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Total	Total
Restricted Funds								
East Ham Neighbourhood Community Assembly					0		-	14,700
COG Cycling Summer Play Scheme		-			6,650.00		6,650	8,600
London Borough of Newham		-	-		-		-	-
Other Sales Income		-		1,000			1,000	-
Training Services	-	-	-	-	3,233	-	3,233	-
Sub Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,000</u>	<u>9,883</u>	<u>-</u>	<u>10,883</u>	<u>23,300</u>
Unrestricted Funds								
Cafe Income	-	-	-	1,486	-	158	1,644	1,459
Investment income	-	-	-	-	-	18,371	18,371	6,776
Small Grants							-	500
Rental Income	231,545	-	-	-	-	-	231,545	224,406
Utility recharges	5,467	-	-	-	-	-	5,467	3,547
Donations	-	-	-	-	-	-	-	6,339
Other Incoming resources	275	-	-	776	-	55	1,106	100.00
Other Sales Income	175	-	-	-	-	-	175	30
Telephone Income	3,190	-	-	-	-	-	3,190	3,198
Sub Total	<u>240,651</u>	<u>-</u>	<u>-</u>	<u>2,262</u>	<u>-</u>	<u>18,584</u>	<u>261,497</u>	<u>246,355</u>
Total Incoming Resources	<u>240,651</u>	<u>0</u>	<u>0</u>	<u>3,262</u>	<u>9,883</u>	<u>18,584</u>	<u>272,380</u>	<u>269,655</u>

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2024

Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2024 Total	2023 Total
Cost directly allocated to activities										
Staff costs	Staff time	80,781	9,532	-	16,943	-	-		107,256	111,319
Recruitment	Direct								-	-
Staff Training	Direct	-	-	-	-	8,322	-		8,322	11,296
Staff Travel & Meetings	Direct	232	4	-	480	246	-		961	349
Depreciation	Direct	56,085	-	-	-	-	-		56,085	56,305
Materials	Direct	-	4	-	273	-	-		277	273
Office Costs	Direct	105	19	-	-	-	(400)		(276)	187
Refreshments/Subsistence	Direct	113	158	-	2,982	-	14		3,268	4,445
Insurance	Usage	14,882	-	-	-	-	-		14,882	13,827
Internet	Usage	904	-	-	-	-	-		904	984
Publicity	Direct	173	-	-	-	-	-		173	640
Social Events	Direct	-	-	-	-	-	-		-	287
Rent and Rates	Direct	4,948	-	-	-	-	-		4,948	1,626
Heat & Light	Usage	30,902	-	-	85	-	-		30,987	25,521
Telephone	Usage	1,776	-	-	50	-	-		1,826	1,430
Cleaning	Usage	3,881	4	-	25	-	-		3,910	3,722
Equipment & Maintenance	Direct	11,017	5	-	3,132	2,400	-		16,555	26,616
Donations	Direct	-	-	-	-	-	-		-	85
Accountancy Fees	Direct							3,210	3,210	3,210
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	342	-		-	-	-		342	47
Legal and professional fees	Usage	960	-		-	-	-		960	13
Bank Charges	Usage	281	-		-	-	-		281	291
Sundry Expenses	Usage	35	-		-	-	-		35	45
Staff Costs	Staff time	19,116	1,062		1,062	-	-		21,240	20,970
Total resources expended		<u>226,534</u>	<u>10,788</u>	<u>0</u>	<u>25,033</u>	<u>10,967</u>	<u>(386)</u>	<u>3,210</u>	<u>276,147</u>	<u>283,487</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

4. Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year, nor was anyone reimbursed for travelling and subsistence (Nil- 2023).

5. Staff costs and numbers

Staff costs were as follows:

	2024 £	2023 £
Salaries and wages	122,704	125,772
Social security costs	3,685	4,298
Pension Costs	2,107	2,220
	<u>128,496</u>	<u>132,290</u>

No employee earned more than £60,000 during the year.

The charitable company operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

The charge to income and expenditure account in respect of defined contribution schemes was £2,107 (2023 - £2,220)

The average weekly number of employees (full-time equivalent) during the year was as follows:

	2024 No.	2023 No.
Parkside gardening project	0.5	0.5
St Luke's and Abraham's	2.5	2.5
Covid 19 - LBN	0.5	0.5
Over 50's Club	0.8	0.8
Support	-	-
	<u>4.3</u>	<u>4.3</u>

6. Taxation

The charitable company is exempt from corporation tax as all its income is charitable and is applied for charitable purposes, under S 466 to 493 CTA 2010

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

7. Tangible fixed assets

	Freehold land and buildings £	Leasehold properties £	Furniture and equipment £	Total £
Cost				
At the start of the year	2,339,293	597,994	190,493	3,127,780
Additions in year	-	-	-	-
At the end of the year	<u>2,339,293</u>	<u>597,994</u>	<u>190,493</u>	<u>3,127,780</u>
Depreciation				
At the start of the year	1,115,036	244,649	190,493	1,550,178
Charge for the year	46,786	9,299	-	56,085
At the end of the year	<u>1,161,822</u>	<u>253,948</u>	<u>190,493</u>	<u>1,606,263</u>
Net Book Value				
At the end of the year	<u>1,177,471</u>	<u>344,046</u>	<u>-</u>	<u>1,521,517</u>
At the start of the year	<u>1,224,257</u>	<u>353,345</u>	<u>-</u>	<u>1,577,602</u>

On 19 February 1996 the Charity was given the freehold land and buildings comprising the old Church of St Luke, Victoria Docks by its owner, the Church commissioners for England, for development as a community resource. The land was valued on 1 May 1995 by Bernard Williams Associated Chartered Surveyors, at £200,000 and was taken into the accounts at this sum. The balance of the cost/valuation shown above represents the cost of developing the site into the St Luke's community center : this is the cost of depreciable assets which at 30 June 2024 amounted to £3,127,7803 (2023 :£2,339,293)

8. Fixed Asset Investment

	2024 £	2023 £
Investment in subsidiary	100	100
Deposits	656,059	650,000
	<u>656,159</u>	<u>650,100</u>

In December 1995 the charity formed a subsidiary company, St Luke's Project Limited, to undertake the development of the St Luke's Church site. The company has issued 100 £1 shares, all to the Charity. Following completion of the development work, the Company's activities have ceased. The Company has never made a profit or loss and its net assets are £100, equivalent to the issued share capital. Total income and total expenditure for the year were £Nil(2016 £Nil). Since the company's results, assets and liabilities are not material to the Charity's accounts they are not consolidated. Copies of the Company's account are available from the Charity's registered office.

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

9. Financial instruments	2024	2023
	£	£
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>51,883</u>	<u>43,771</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>28,594</u>	<u>31,680</u>
10. Debtors	2024	2023
	£	£
Trade Debtors	51,883	43,771
Staff Loans	-	-
Prepayments	<u>1</u>	<u>1</u>
	<u>51,884</u>	<u>43,772</u>
11. Creditors : amounts falling due within one year	2024	2023
	£	£
Trade creditors	8,782	12,142
Taxation and social security	10,068	10,433
Other creditors	2,255	2,277
Accruals	13,560	13,560
Rent Deposit from tenants	<u>3,997</u>	<u>3,701</u>
	<u>38,662</u>	<u>42,113</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

12. Movements in funds

	At 1 July 2023 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2024 £
Restricted funds:					
Abrahams Point	358,817	-	9,299	-	349,518
COG-BMX	2,447	9,883	10,967	-	1,362
British Royal legion	15	-	-	(15)	-
Total restricted funds	361,279	9,883	20,266	(15)	350,880
Designated funds :					
Fixed assets fund	1,198,860		46,786		1,152,074
Sinking Fund	350,211	28,649	160	0	378,700
	<u>1,549,071</u>	<u>28,649</u>	<u>46,946</u>	<u>-</u>	<u>1,530,774</u>
General Funds	450,090	233,848	208,935	15	475,019
Total funds	<u>2,360,440</u>	<u>272,380</u>	<u>276,147</u>	<u>-</u>	<u>2,356,673</u>

The Fixed assets fund represents the unrestricted funds tied up in fixed assets.

The committee has established a sinking fund to finance the cost of future major repairs at St Luke's Centre and Abraham's Nursery. The Charity's Surveyors have advised the amount to be set aside.

Transfers from general funds to restricted funds relate to the replacement of restricted funds previously utilised for core activities

14. Analysis of net assets between funds

	Restricted funds £	General funds £	Total funds £
Tangible fixed assets	349,518	1,828,057	2,177,575
Current assets	52,674	165,086	217,760
Creditors: amounts falling due within one year	(51,312)	12,650	(38,662)
Net assets at 30 June 2024	<u>350,880</u>	<u>2,005,793</u>	<u>2,356,673</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2024

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2023 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2024 (2023- Nil)