

Company No. 02898308
Charity No. 1035200

Custom House and Canning Town Community Renewal Project

Report & Financial Statements

30 June 2025



Custom House and Canning Town Community Renewal Project

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For the year ended 30 June 2025

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Custom House and Canning Town Community Renewal Project

Reference & administrative information

For the year ended 30 June 2025

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 J. Ruiz	Chair	
	Amala R. Charles	Treasurer	
	Janet A. Moffatt		
	Lorraine Starke		resigned 18 March 2026
	Dr Fransisco Rosillo-Calle	Vice Chair	
	Freda Ayres		
	Adrian P. Hodgson		
	Dr John McNeill		appointed 19 September 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 2025, 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 reigns 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

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.

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.

25 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 95% 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.

150 years of St Luke's

After 25 years the custodians of the Old St. Luke's, the CH&CTCRP, has looked after the Grade II listed building for a 1/6 of its life. The Trustees called for events to mark the full history 150 years of St. Luke's and an exhibition of St. Luke's in the community was devised and displayed for 4 months of 2025. The exhibition is available on the Charity's website www.chctcrp.org.uk.

In July a very well attended and much enjoyed 150th Celebration took place in the Grounds of St. Luke's and Keir Hardie Rec. That day the parish priest Rev. Stott blessed the newly named Fr. Goose Hall in recognition of the revered local cleric.

In September a solemn and moving memorial was the first activity to take place in the newly restored Apse. The event was in remembrance of the Hallsville Tragedy of 10th September 1940 when, in a air raid, a school sheltering children and mothers, was hit causing many casualties. St. Luke's was also struck. The unforgettable event included poetry, names, testimony, was attended by children from Hallsville School and interspersed by arias from a magnificent young soprano,

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. Two staff are with Parkside and there is an over 50s worker. In recent years the General Manager and the Financial Administrator were able to cut their working days to 3.

Community Space

Maintaining the community hall and cafe area, 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 can assist the establishment of smaller groups or attract them to the area. The subsidised use of the hall is equivalent to financial support of over £40,000 a year.

The subsidised use of hall and the cafe helps: a mothers and toddlers group, a youth club, the over 50s club and lunch, Powerhouse (2 days a week), a bingo club, a food bank, a chat group and a sowing group. The University of the 3rd Age has used the facilities too. Cheap time zones are available 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. In July a joint event with the Parish and the Council bought great numbers to a funday to celebrate 150 Years of St. Luke's.

Whilst the British Legion branch has long been closed the Charity continues to organise the Remembrance service which was again well attended in November 2025.

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 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 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 special bi weekly keep fit sessions for the club and offers occasional visits to full. 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. 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. April 2022, saw the start of a successful mothers and toddlers group which continues meeting every Thursday morning. Then in June 2023 a new youth club was launched and that meets every Thursday evening. In 2024 amid day chat group for anyone interested was launched and whilst the group is small it is a valuable resource. 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 the CH&CTCRP's constitution.

Community Outdoor Group(COG)

COG, offers young people, including those with special needs, BMX and cycle training. The project needed a Newham base and a Newham body to provide corporate support. The Charity's 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.

COG delivered over 150 sessions and worked with 20 schools, colleges and specialist educational provision targeting at risk youths. It attracted a minimum of 300 young people. In 2025 financial and staff resources could not be found for a major scheme but smaller one offs took place. However, the facilities are still in place and the hope is 2026 will see more activity.

Parkside

The Parkside Gardening Project has been supported since 2007 in assisting referred people suffering mental health difficulties in a horticultural context. In 2025 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.

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 2016 Powerhouse scaled down it's office to free desk and storage space and has subsequently been able to deliver the same level of service at St. Luke's where it benefits from subsidised use of the Father Goose Hall.

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 in situ art. The mosaics, a core reason for St. Luke's being listed, were sadly vandalised at ground floor level before the CH&CTCRP acquired the building. The Charity took steps to clean and cover the damage and install a brand new floor. Scaffolding was erected so the stonework could be cleaned. In 2025 works to remove the scaffolding and make some final improvements, made the Apse ready for use as a bespoke venue.

The Apse is now a marvellous venue with unique acoustics. Its first modern use was as the setting for a special moving memorial service to remember the Hallsville Tragedy, attended by children from Hallsville School and interspersed by arias from a magnificent young soprano.

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The completion of the work on the apse after 25 years in the custody of the CH&CTCRP means that all the space on the ground floor of St. Luke's is available to communities.

In early spring 2025, following lengthy planning the whole South Face of St. Luke's was repaired with some bright yellow stocks and repointed in using traditional mortar. At the same time coping stones were replaced. The whiteness of the lime mortar looks out of place but it is how St. Luke's would have appeared in 150 years earlier.

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 – for a couple of years the Charity has been trying to formally secure this legal entitlement. 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 keeps tabs 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 be expensive. 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 is 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. So the Charity has created a volunteer form to properly engage with volunteers. 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. 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 so the Charity works to improve and enlarge the area's voluntary sector and a good environment for the voluntary sector and volunteering.

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 clearance could take place at short notice whenever without a Council duty to rehouse. The private rents were doubled with housing benefit stepping in.

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 warned that the Charity's General Manager will not be spoken to. The Charity was an enemy and sustained collateral damage.

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 the new Mayor, won significant changes. The contract with the private landlord was terminated and the private tenants put into the vacated blocks as assured council tenants.

The housing question was spurred on by the new Cross-rail station at Freemasons Road where land prices have again 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.

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 decreased by £9,634 from £272,380 to £262,746 a 3.54% decrease. Expenditure decreased by £563 from £276,146 to £275,584, an decrease of 0.26%. There was a deficit for the year of £12,838 (2023/24 : deficit £3,767). 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 £2,356,673 to £2,343,835. 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 £350,880 to £340,219 and a decrease in unrestricted funds from £2,005,793 to £2,003,615

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 2024-2025, a net -£1,933 (2023-2024- £28,489) was deducted from the building reserve. The sinking fund balance at the year end is £376,768. By the time of writing the Charity increased its secure investment deposits to £748,095. 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 2025

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.

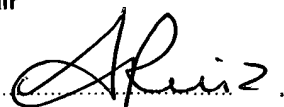
Public Benefit Statement

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 Patrick Gray ACCA Chartered Accountant 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  2026 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 2025 set out on pages 10 to 23.

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

Patrick J. Gray

Date

20 March 2016

Custom House and Canning Town Community Renewal Project

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

For the year ended 30 June 2025

		Unrestricted	Restricted	2025 Total	2024 Total
	Notes	£	£	£	£
Incoming resources					
Voluntary income		-	-	-	213
Investment income		21,619	-	21,619	18,371
Nursery rent and recharges		236,739	-	236,739	240,651
<i>Incoming resources from charitable activities</i>					
Over 50's Club		2,948	-	2,948	3,262
COG cycling scheme		-	-	-	9,883
Parkside Gardening Project		939	-	939	-
150th (Charity)		500	-	500	-
Total incoming resources	2	262,746	-	262,746	272,380
Resources expended					
<i>Cost of generating funds</i>					
Fundraising and publicity				-	-
<i>Charitable activities</i>					
Youth Club		-	-	-	-
COG-BMX		-	2,262	2,262	10,967
Parkside Gardening Project		11,990	-	11,990	10,788
St Luke's and Abraham's		224,569	9,299	233,868	226,534
Over 50s Project		22,951	-	22,951	25,033
Other Community Projects		1,078	-	1,078	(386)
<i>Governance costs</i>		3,435	-	3,435	3,210
Total resources expended	3	264,024	11,561	275,584	276,147
Net (Expenditure)/Income for the year		(1,278)	(11,561)	(12,838)	(3,767)
Transfers between funds	11	(900)	900	-	-
Net movement in funds for the year		(2,178)	(10,661)	(12,838)	(3,767)
Total funds brought forward		2,005,793	350,880	2,356,673	2,360,440
Funds carried forward	12	2,003,615	340,219	2,343,835	2,356,673

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 2025

	Note	£	2025 £	2024 £
Tangible fixed assets	7		1,465,432	1,521,517
Term Deposits	8		<u>748,095</u>	<u>656,059</u>
			2,213,526	2,177,575
Current assets				
Debtors	10	54,948		51,884
Cash at bank and in hand		<u>115,357</u>		<u>165,876</u>
		170,305		217,760
Creditors				
Amounts falling due within one year	11	<u>(39,997)</u>		<u>(38,662)</u>
Net current assets			<u>130,308</u>	<u>179,097</u>
Total Assets less current liabilities			<u>2,343,834</u>	<u>2,356,673</u>
The funds of the charity:				
Unrestricted funds				
General funds			521,559	475,019
Designated funds			1,482,056	1,530,774
Restricted funds			<u>340,219</u>	<u>350,880</u>
Total funds	12		<u>2,343,834</u>	<u>2,356,673</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 2025. No member of the company has deposited a notice, pursuant to section 476, requiring an audit of these accounts.

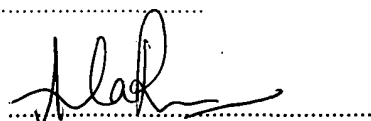
The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 386 of the Act and for preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its incoming resources 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 



Sarah J. Ruiz
Chair



Amala R. Charles
Treasurer

Company No. 02898308

Custom House and Canning Town Community Renewal Project

Cash Flow Statement

For the year ended 30 June 2025

	2025 £	2024 £
Surplus/(deficit) for the year	(34,458)	(22,138)
Reconciliation of Cash generated from Operations		
Depreciation of Tangible fixed Assets	56,085	56,085
Purchase of Tangible Assets	0	0
Loss on disposal of assets	0	0
Decrease/(Increase) in debtors	(3,064)	(8,112)
Decrease/(Increase) in creditors	1,335	(3,450)
Investments (Increase)/decrease	(92,036)	(6,059)
Cash generated from Operations	(72,138)	16,326
Cash from Other sources		
Interest Received	21,619	18,371
Change in cash and cash equivalents in the year	(50,519)	34,697
Cash and cash equivalents at the beginning of year	165,876	131,179
Cash and cash equivalents at the end of year	115,357	165,876
Consisting of :		
Cash at bank and in hand	115,357	165,876

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 2025 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 2025

Incoming Resources

	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	150th (Charity)	General Fund	2025 Total	2024 Total
Restricted Funds									
Grants		939.32		1,000	0	500		2,439	-
COG Cycling Summer Play Scheme		-			0.00			-	6,650
London Borough of Newham		-	-		-			-	-
Other Sales Income		-		404				404	1,000
Training Services	-	-	-	-	-		-	-	3,233
Sub Total	-	939	-	1,404	-	500	-	2,844	10,883
Unrestricted Funds									
Cafe Income	-		-	1,424	-		-	1,424	1,644
Investment income	-	-	-	-	-		21,619	21,619	18,371
Small Grants								-	-
Rental Income	228,737	-	-	-	-		-	228,737	231,545
Utility recharges	4,500	-	-	-	-		-	4,500	5,467
Donations	-	-	-	-	-		-	-	-
Other Incoming resources	208	-	-	120	-		-	328	1,106.05
Other Sales Income	-	-	-	-	-		-	-	175
Telephone Income	3,294	-	-	-	-		-	3,294	3,190
Sub Total	236,739	-	-	1,544	-	-	21,619	259,902	261,497
Total Incoming Resources	236,739	939	0	2,948	0	500	21,619	262,746	272,380

Custom House and Canning Town Community Renewal Project
Notes to the accounts
For the year ended 30 June 2025

Resources Expended

	Basis of allocation	St Luke's and Abraham's	Parkside Gardening	Youth Club	Over 50's Project	COG-BMX	General Fund	Governance	2025 Total	2024 Total
Cost directly allocated to activities										
Staff costs	Staff time	78,595	9,595	-	18,101	-	-	-	106,291	107,256
Recruitment	Direct	-	-	-	-	-	-	-	-	-
Staff Training	Direct	-	-	-	-	2,255	-	-	2,255	8,322
Staff Travel & Meetings	Direct	11	-	-	228	-	-	-	239	961
Depreciation	Direct	56,085	-	-	-	-	-	-	56,085	56,085
Materials	Direct	42	767	-	79	7	46	-	940	277
Office Costs	Direct	97	109	-	4	-	0	-	202	276
Refreshments/Subsistence	Direct	15	290	-	2,987	-	614	-	3,906	3,268
Insurance	Usage	15,393	-	-	-	-	-	-	15,393	14,882
Internet	Usage	696	-	-	-	-	-	-	696	904
Publicity	Direct	150	-	-	-	-	-	-	150	173
Social Events	Direct	-	-	-	175	-	-	-	175	-
Rent and Rates	Direct	5,141	-	-	-	-	-	-	5,141	4,948
Heat & Light	Usage	24,669	-	-	11	-	-	-	24,680	30,987
Telephone	Usage	2,222	-	-	30	-	-	-	2,252	1,826
Cleaning	Usage	4,127	34	-	89	-	-	-	4,251	3,910
Equipment & Maintenance	Direct	26,312	195	-	217	-	378	-	27,102	16,555
Donations	Direct	1	-	-	-	-	40	-	39	-
Accountancy Fees	Direct	-	-	-	-	-	-	3,435	3,435	3,210
Support costs allocated to activities										
Printing, Postage and Stationery	Usage	51	-	-	-	-	-	-	51	342
Legal and professional fees	Usage	2,020	-	-	-	-	-	-	2,020	960
Bank Charges	Usage	218	-	-	-	-	-	-	218	281
Sundry Expenses	Usage	35	-	-	40	-	-	-	75	35
Staff Costs	Staff time	17,990	999	-	999	-	-	-	19,988	21,240
Total resources expended		233,868	11,990	0	22,951	2,262	1,078	3,435	275,584	276,147

Notes to the financial statements

For the year ended 30 June 2025

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- 2024).

5. Staff costs and numbers

Staff costs were as follows:

	2025 £	2024 £
Salaries and wages	120,708	122,704
Social security costs	3,432	3,685
Pension Costs	2,140	2,107
	<u>126,280</u>	<u>128,496</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 £2,140 (2024 - £2,107)

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

	2025 No.	2024 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 2025

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	1,161,822	253,948	190,493	1,606,263
Charge for the year	46,786	9,299	-	56,085
At the end of the year	<u>1,208,608</u>	<u>263,247</u>	<u>190,493</u>	<u>1,662,348</u>
Net Book Value				
At the end of the year	<u>1,130,685</u>	<u>334,747</u>	<u>-</u>	<u>1,465,432</u>
At the start of the year	<u>1,177,471</u>	<u>344,046</u>	<u>-</u>	<u>1,521,517</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 2025 amounted to £3,127,780 (2024 :£3,127,780)

8. Fixed Asset Investment

	2025 £	2024 £
Investment in subsidiary	100	100
Deposits	748,095	656,059
	<u>748,195</u>	<u>656,159</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 2025**

9. Financial instruments	2025 £	2024 £
Carrying amount of financial assets		
Debt instruments measured at amortised cost	<u>54,948</u>	<u>51,883</u>
Carrying amount of financial liabilities		
Measured at amortised cost	<u>40,144</u>	<u>28,594</u>
10. Debtors	2025 £	2024 £
Trade Debtors	54,948	51,883
Staff Loans	-	-
Prepayments	<u>1</u>	<u>1</u>
	<u>54,949</u>	<u>51,884</u>
11. Creditors : amounts falling due within one year	2025 £	2024 £
Trade creditors	8,694	8,782
Taxation and social security	(147)	10,068
Other creditors	1,756	2,255
Accruals	24,392	13,560
Rent Deposit from tenants	5,302	3,997
	<u>39,997</u>	<u>38,662</u>

Notes to the financial statements

For the year ended 30 June 2025

12. Movements in funds

	At 1 July 2024 £	Incoming resources £	Outgoing resources £	Transfers In/(Out) £	At 30 June 2025 £
Restricted funds:					
Abrahams Point	349,518	-	9,299	-	340,219
COG cycling scheme	1,362	-	2,262	900	-
Total restricted funds	350,880	-	11,561	900	340,219
Designated funds :					
Fixed assets fund	1,152,074		46,786		1,105,288
Sinking Fund	378,700	20,000	21,933	0	376,768
	<u>1,530,774</u>	<u>20,000</u>	<u>68,719</u>	<u>-</u>	<u>1,482,056</u>
General Funds	475,019	242,746	195,304	(900)	521,559
Total funds	<u>2,356,673</u>	<u>262,746</u>	<u>275,584</u>	<u>-</u>	<u>2,343,834</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	340,219	1,873,307	2,213,526
Current assets	52,674	117,631	170,305
Creditors: amounts falling due within one year	(52,674)	12,677	(39,997)
Net assets at 30 June 2025	<u>340,219</u>	<u>2,003,615</u>	<u>2,343,834</u>

Custom House and Canning Town Community Renewal Project

Notes to the financial statements

For the year ended 30 June 2025

15. Management committee members' remuneration and expenses

The management committee members are the trustees under charity law and received no remuneration. (2024 - Nil)

16. Related Party Transactions

There were no related party transactions for the year ended 31 March 2025 (2024- Nil)