

**ARTCORE (INTERNATIONAL)
DIRECTORS' REPORT AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 AUGUST 2025**



JSA Partners London Limited
9a Wick Road Business Park
Wick Road
Burnham On Crouch
CM0 8LT

Artcore (International) Contents

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Artcore (International)
Company Information
For The Year Ended 31 August 2025

Directors	Mr Liam Hayhow
	Ms Naima Karlsson
	Ms Kim Thomas
Secretary	Mr Jeffery Taylor
Company Number	03089740
Registered Office	169 Balls Pond Road
	London
	N1 4BG
Accountants	JSA Partners London Limited
	9a Wick Road Business Park
	Wick Road
	Burnham On Crouch
	CM0 8LT

Artcore (International)
Company No. 03089740
Directors' Report For The Year Ended 31 August 2025

The directors present their report and the financial statements for the year ended 31 August 2025.

Directors

The directors who held office during the year were as follows:

Mr Liam Hayhow
Ms Naima Karlsson
Ms Kim Thomas

Statement of Directors' Responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing the financial statements the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Small Company Rules

This report has been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006.

On behalf of the board

Mr Liam Hayhow
Director
12 May 2026

Artcore (International)
Accountant's Report
For The Year Ended 31 August 2025

In accordance with the engagement letter dated , and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company from the accounting records and information and explanations you have given to us.

This report is made to the directors in accordance with the terms of our engagement. Our work has been undertaken to prepare for approval by the directors the financial statements that we have been engaged to compile, to report to the directors that we have done so, and to state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's directors for our work or for this report.

You have acknowledged on the balance sheet as at year ended 31 August 2025 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

12 May 2026

JSA Partners London Limited
9a Wick Road Business Park
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Artcore (International)
Income and Expenditure Account
For The Year Ended 31 August 2025

	Notes	2025 £	2024 £
TURNOVER		237,579	203,196
Cost of sales		(44,950)	(45,222)
		<hr/>	<hr/>
GROSS SURPLUS		192,629	157,974
Distribution costs		(1,628)	(2,207)
Administrative expenses		(190,784)	(150,829)
		<hr/>	<hr/>
OPERATING SURPLUS		217	4,938
Other interest receivable and similar income		876	1,115
		<hr/>	<hr/>
SURPLUS FOR THE FINANCIAL YEAR		<hr/> <hr/> 1,093	<hr/> <hr/> 6,053

The notes on pages 6 to 7 form part of these financial statements.

Artcore (International)
Balance Sheet
As At 31 August 2025

		2025		2024	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	4		1,956		1,956
			<u>1,956</u>		<u>1,956</u>
CURRENT ASSETS					
Cash at bank and in hand		157,962		156,369	
		<u>157,962</u>		<u>156,369</u>	
Creditors: Amounts Falling Due Within One Year	5	(25,433)		(24,933)	
		<u>(25,433)</u>		<u>(24,933)</u>	
NET CURRENT ASSETS (LIABILITIES)			132,529		131,436
			<u>132,529</u>		<u>131,436</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			134,485		133,392
			<u>134,485</u>		<u>133,392</u>
Creditors: Amounts Falling Due After More Than One Year	6		(1)		(1)
			<u>(1)</u>		<u>(1)</u>
NET ASSETS			134,484		133,391
			<u>134,484</u>		<u>133,391</u>
Income and Expenditure Account			134,484		133,391
			<u>134,484</u>		<u>133,391</u>
MEMBERS' FUNDS			134,484		133,391
			<u>134,484</u>		<u>133,391</u>

For the year ending 31 August 2025 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

On behalf of the board

Mr Liam Hayhow

Director

12 May 2026

The notes on pages 6 to 7 form part of these financial statements.

Artcore (International)

Notes to the Financial Statements

For The Year Ended 31 August 2025

1. General Information

Artcore (International) is a private company, limited by guarantee, incorporated in England & Wales, registered number 03089740. The registered office is 169 Balls Pond Road, London, N1 4BG.

2. Accounting Policies

2.1. Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and in accordance with Financial Reporting Standard 102 section 1A Small Entities "The Financial Reporting Standard applicable in the UK and Republic of Ireland" and the Companies Act 2006.

2.2. Turnover

Turnover is measured at the fair value of the consideration received or receivable, net of discounts and value added taxes. Turnover includes revenue earned from the sale of goods and from the rendering of services. Turnover is reduced for estimated customer returns, rebates and other similar allowances.

Sale of goods

Turnover from the sale of goods is recognised when the significant risks and rewards of ownership of the goods has transferred to the buyer. This is usually at the point that the customer has signed for the delivery of the goods.

Rendering of services

Turnover from the rendering of services is recognised by reference to the stage of completion of the contract. The stage of completion of a contract is measured by comparing the costs incurred for work performed to date to the total estimated contract costs. Turnover is only recognised to the extent of recoverable expenses when the outcome of a contract cannot be estimated reliably.

2.3. Tangible Fixed Assets and Depreciation

Tangible fixed assets are measured at cost less accumulated depreciation and any accumulated impairment losses. Depreciation is provided at rates calculated to write off the cost of the fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Plant & Machinery	Straight Line
Motor Vehicles	Straight Line

3. Average Number of Employees

Average number of employees, including directors, during the year was: 1 (2024: 1)

4. Tangible Assets

	Plant & Machinery	Motor Vehicles	Total
	£	£	£
Cost			
As at 1 September 2024	16,416	17,415	33,831
As at 31 August 2025	16,416	17,415	33,831
Depreciation			
As at 1 September 2024	16,416	15,459	31,875
As at 31 August 2025	16,416	15,459	31,875
Net Book Value			
As at 31 August 2025	-	1,956	1,956
As at 1 September 2024	-	1,956	1,956

Artcore (International)
Notes to the Financial Statements (continued)
For The Year Ended 31 August 2025

5. Creditors: Amounts Falling Due Within One Year

	2025	2024
	£	£
Trade creditors	1,000	500
Capital grants	24,433	24,433
	<u>25,433</u>	<u>24,933</u>
	<u><u>25,433</u></u>	<u><u>24,933</u></u>

6. Creditors: Amounts Falling Due After More Than One Year

	2025	2024
	£	£
Bank loans	1	1
	<u>1</u>	<u>1</u>
	<u><u>1</u></u>	<u><u>1</u></u>

7. Company limited by guarantee

The company is limited by guarantee and has no share capital.

Every member of the company undertakes to contribute to the assets of the company, in the event of a winding up, such an amount as may be required not exceeding £1.

Artcore (International)
Detailed Income and Expenditure Account
For The Year Ended 31 August 2025

	2025		2024	
	£	£	£	£
TURNOVER				
Voluntary Income		8,174		6,277
Rental income		229,405		196,919
		<u>237,579</u>		<u>203,196</u>
COST OF SALES				
Wages and salaries	38,613		38,964	
Computer software, IT consumables and maintenance	381		-	
Repairs, renewals and maintenance	3,654		-	
Insurance	853		4,551	
Printing, postage and stationery	266		-	
Royalties and licence fees payable	1,183		1,278	
Depreciation of motor vehicles	-		429	
		<u>(44,950)</u>		<u>(45,222)</u>
GROSS SURPLUS		192,629		157,974
Distribution Costs				
Waste disposal	1,628		2,207	
		<u>(1,628)</u>		<u>(2,207)</u>
Administrative Expenses				
Travel expenses	2,720		5,355	
Rent	158,795		121,110	
Rates	11,287		9,597	
Light and heat	13,432		7,473	
Water rates	1,255		1,642	
Grants given	-		200	
Telecommunications	1,755		1,671	
Website costs	103		67	
Accountancy fees	1,000		500	
Legal fees	48		34	
Sundry expenses	389		3,180	
		<u>(190,784)</u>		<u>(150,829)</u>
OPERATING SURPLUS		217		4,938
Other interest receivable and similar income				
Bank interest receivable	876		1,115	
		<u>876</u>		<u>1,115</u>
SURPLUS FOR THE FINANCIAL YEAR		<u>1,093</u>		<u>6,053</u>



Trustees' Annual Report for the period

		Period start date					Period end date		
		Day	Month	Year			Day	Month	Year
From		01	09	2024	To		31	08	2025

Section A Reference and administration details

Charity name ARTCORE [INTERNATIONAL]

Other names charity is known by

Registered charity number (if any) 1053641

Charity's principal address 169 BALLS POND RD

LONDON

Postcode

N1 4BG

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	LIAM HAYHOW	DIRECTOR		
2	KIM THOMAS	DIRECTOR		
3	NAIMA KARLSSON	DIRECTOR		
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	MEMORANDUM AND ARTICLES OF ASSOCIATION
How the charity is constituted (eg. trust, association, company)	COMPANY LIMITED BY GUARANTEE
Trustee selection methods (eg. appointed by, elected by)	APPOINTMENT BY MANAGEMENT COMMITTEE

Additional governance issues (Optional information)

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

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

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Section C Objectives and activities

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

- | |
|---|
| <p>[1] PROMOTE AND IMPROVE PUBLIC EDUCATION BY ENCOURAGEMENT OF THE ARTS</p> <p>[2] ADVANCE PUBLIC EDUCATION BY DEVELOPMENT OF UNDERSTANDING AND APPRECIATION OF THE ARTS</p> <p>[3] PROVIDE FACILITIES SUCH AS EXHIBITIONS, PERFORMANCES AND TRAINING IN ORDER TO FURTHER PUBLIC EDUCATION IN THE ARTS</p> <p>[4] RELIEVE NEED AMONG POOR ARTISTS BY PROVIDING WORKSPACE FACILITIES.</p> |
|---|

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

With regard to the guidance issued by the Charity Commission on public benefit, and in accordance with the principles, aims and objectives of the Charity itself, the Trustees have considered how best to apply the resources and activities of the Charity in the furtherance of our charitable purpose for the benefit of the public.

This charitable purpose can be demonstrated through our maintenance of minimal charges for entrance to exhibitions/performances etc, and also through the low fees charged for artist's workspace in the premises that we administer.

This policy is intended to ensure that economic circumstances should not preclude access to, or creation of, the Arts.

Additional details of objectives and activities (Optional information)

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

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

Summary of the main achievements of the charity during the year

This year the Charity maintained its base of affordable workshops and accessible exhibition/performance spaces for the creation and presentation of the Arts.

The number of locations operated and maintained by Artcore increased to 13 spaces of various sizes during the course of the year. The majority of current locations are in the Greater London area, with new locations established in Brighton and the Bristol area

Old School Studios in Brighton has been obtained for a minimum of two years. It is now fully occupied with around 40 artists in the studios and a program of events and exhibitions throughout the coming summer

We are also involved in setting up a new gallery space at Rockaway Park near Bristol, as part of a thriving arts community there

Napier Works Studios in East Ham maintained occupancy levels throughout the year and is currently in use by 54 artists and performers

Hardess St Studios continues to provide studio space for 39 artists and we should retain the premises at least until the end of this year
The exhibition space has been active with a full program of film shows and exhibitions throughout the year

The Hackney Wick Arts Club continues to provide shared workshop facilities and design space with around 20 regular users

Praxis N16 continues in Stoke Newington providing space for 40 artists and presenting regular open-studio events and exhibitions in the gallery space

We are now providing ceramic workshops at a further location in Dalston in collaboration with Cernamic in addition to the already established ceramic/floristry centre in Deptford

Over the course of the year ending Dec 25, membership of the Charity decreased to 192

Section E

Financial review

Brief statement of the charity's policy on reserves

The Charity maintains reserves of at least 6 months of current expenditure.

Details of any funds materially in deficit

Further financial review details (Optional information)

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

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

The principal sources of funding for the Charity's activities are currently the revenues gained by the hiring out of workshop, exhibition, and performance space for arts purposes, augmented by donations and membership subscriptions. The expenditure of those revenues generated in excess of running costs has been directed into the development of currently occupied premises in order to further the Charity's objectives in the provision of space for the creation and presentation of the arts.

Section F

Other optional information

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	JEFFERY HUGH TAYLOR	LIAM THOMAS HAYHOW
Position (e.g. Secretary, Chair, etc)	Secretary	Trustee
Date	11/06/26	