



Front Lane Community Association
Registered Charity No. 1055451

ANNUAL ACCOUNTS & TRUSTEE'S REPORT
FOR THE FINANCIAL YEAR ENDED
MARCH 2025



Trustees' Annual Report for the period

	Period start date	Period end date
From	01 April 2024	To 31 March 2025

Section A Reference and administration details

Charity name	Front Lane Community Association
Other names charity is known by	Cranham Social Hall
Registered charity number (if any)	1055451
Charity's principal address	103 Front Lane Cranham, Upminster Essex Postcode RM14 1XN

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	Mr Brian Print	Chair		
2	Mr Robert Langstone	Treasurer		
3	Mr Alan Jee	Communications Officer		
4				
5				
6				
7				
8				
9				
10				

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

Name	Dates acted if not for whole year
Helene Carter (Trustee on lease)	
Joyce White (Trustee on lease)	
Pamela Purdy (Trustee on lease)	

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution – adopted 27 January 2012
How the charity is constituted (eg. trust, association, company)	Association consisting of 9 management committee members.
Trustee selection methods (eg. appointed by, elected by)	Trustees are appointed or reappointed annually at the Annual General Meeting.

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.

All trustees give their time voluntary and receive no remuneration.

Support is provided to the Committee by the London Borough of Havering's community engagement team.

Section C

Objectives and activities

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

The association serves to benefit the inhabitants of Cranham and Upminster (and the wider Havering area) without distinction of sex, sexual orientation, nationality, age, disability, race or political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants.

Secure the establishment of a community centre and to maintain and manage the same (whether alone or in co-operation with any local authority or other person or body) in furtherance of these objects; Promote such other Charitable purposes as may from time to time be determined.

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)

The Cranham Social Hall provides a meeting place for the local community to take part in various activities both Social and Recreational. The Hall has numerous of regular user groups, which benefit a wide range of members of the local community from young (mothers and toddlers' group) to the older generation.

In addition, the Hall is available to hire for occasional lettings and is used for a wide variety of activities which range from children's parties to fund raising activities on behalf of other Charities.

We also provide a venue for all elections, Parliamentary and Local Authority. The hall is also registered with the local authority as an emergency rest centre.

Additional details of objectives and activities (Optional information)

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

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

A significant contribution is made by the volunteers, who give up their time freely to manage the day to day running of the Hall, as well as assist with maintenance and refurbishment.

All Volunteers work without any remuneration for the benefit of the local community.

Summary of the main achievements of the charity during the year

We have continued to provide a first-class venue for all residents at low cost. The regular user group sessions continue to be popular, with all available weekday slots now regularly occupied.

Occasional hires continue to be stable with the hall being used every available weekend for these bookings.

The Hall continues to be maintained to a high standard and attracts compliments from the Users on its condition.

Brief statement of the charity's policy on reserves

The reserves policy relates to our current assets held in reserves, comprising of the current account with Lloyds Bank and deposit accounts held at Cambridge and Counties Bank and Lloyds Bank. No designated, restricted or endowment funds are held by the Association.

The Association aims to holds reserves between £75,000 to £90,000 as a contingency for future building repairs and maintenance.

The Association's lease is a fully repairing lease which makes the Association responsible for the maintenance of the building. The lease also specifies that the exterior must be decorated every fifth year, and the interior every seventh year, from the commencement of the lease (December 2009).

The exterior is due for redecoration in 2025, and the interior in 2025, and funds are required to ensure that compliance with the lease redecoration terms are complied with. An estimate of £8,000 is required for the external and £6,000 for the internal redecoration.

An extensive refurbishment programme has been undertaken since the commencement of the lease in 2009. However, there are still major works that may be required at a future date. A contingency reserve to cover these expenses is therefore being built.

Specific works that may need to be undertaken are:

Repairs to the roof – estimated cost of £20,000

Repairs/replacement of the lift car – estimated cost of £50,000

As at the end of the last financial year - 31 March 2024, reserves totalled £93,937.78 (a decrease on the prior year). Reserves continue to be within our target range. It is the committee's aim to maintain the level of reserves by continuing to control expenditure.

Details of any funds materially in deficit

Not applicable

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 primary source of income for the Association is lettings income from both our regular user groups and occasional hires.

Lettings income needs to cover the expenses incurred from operating the Hall, primarily utilities expenditure, cleaning costs and maintenance. As noted above a reserve needs to be kept to cover the maintenance and refurbishment of the Hall under the terms of the lease.

The Association had a deficit of income over expenditure for the financial year 2024/2025 of £9,073.94.

Section F

Other optional information

Future Plans

To ensure the continued operation of the social Hall for the benefit of the local community. Maintaining it to a high standard to ensure optimum usage.

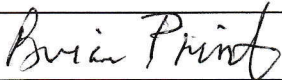
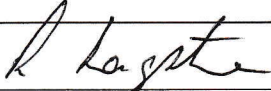
In addition to extend the number of events put on by the committee, i.e. quiz nights, tea dances etc. as desired by the local community.

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)	Brian Print	Robert Langstone
Position (eg. Secretary, Chair, etc)	Chair	Treasurer
Date	15/08/25	



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Front Lane Community Association

On accounts for the
year ended

31 March 2025

Charity
no (if any)

1055451

Set out on pages

9 & 10

Respective
responsibilities of
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent
examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed below *)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
 - to keep accounting records in accordance with section 130 of the Charities Act; and
 - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

12.10.25

Name:

H. G. TIDD

Relevant professional
qualification(s) or body
(if any):

FCA

Address:

FLAT 20 ST. KATHRYNS PLACE

UPMINSTER

RM14 ITX

Section B

Disclosure

Only complete if the examiner needs to highlight material problems.

Give here brief details
of any items that the
examiner wishes to
disclose.

N/A

FRONT LANE COMMUNITY ASSOCIATION

INCOME & EXPENDITURE ACCOUNT FOR APRIL 1st 2024 to MARCH 31st 2025

<u>INCOME</u>	<u>2024 / 2025</u>		<u>2023 / 2024</u>	
	£	£	£	£
Lettings:				
Regular User Groups	21,667.74		21,566.25	
Occasional Hires	3,460.00		3,330.00	
LB of Havering	572.00		0.00	
Coffee Mornings	150.00		50.00	
Bank Interest	4,165.76		2,156.68	
TOTAL INCOME		30,015.50		27,102.93
<u>EXPENDITURE</u>				
Utilities/Phone	4,626.05		4,137.97	
Rent	3,627.60		3,627.60	
Maintenance	6,311.55		8,784.89	
Refurbishment	16,002.00		770.00	
Cleaning	4,934.09		5,155.22	
Legal, Insurance and Subs	1,681.99		705.47	
Other Expenditure	1,906.16		2,450.51	
TOTAL EXPENDITURE		39,089.44		25,631.66
EXCESS OF INCOME OVER EXPENDITURE		(9,073.94)		1,471.27

BALANCE SHEET AS AT MARCH 31st 2025

<u>CURRENT ASSETS</u>	<u>2024 / 2025</u>		<u>2023 / 2024</u>	
	£	£	£	£
Lloyds Bank Current Account	3,937.78		3,011.72	
Lloyds Bank - Fixed Term Deposit Account	0.00		15,000.00	
Cambridge & Counties Bank Deposit Account	90,000.00		85,000.00	
TOTAL ASSETS		93,937.78		103,011.72
<u>Represented by:</u>				
Income and Expenditure Account	(9,073.94)		1,471.27	
Lloyds Current Account at March 31st 2024	3,011.72		6,540.45	
Cambridge & Counties Bank Deposit Account at March 31st 2024	15,000.00		0.00	
Lloyds Bank - Fixed Term Deposit Account as at March 31st 2024	85,000.00		95,000.00	
TOTAL ASSETS		93,937.78		103,011.72

Notes to the Accounts

1. Accounts are prepared using the receipts and payments methodology.
2. Income for the year was £30,015.50 up from £27,102.93 the prior year.

Income for the year is predominantly driven by hall lettings - £25,127.74 – comprising of £21,667.74 from our regular user groups and £3,460.00 (£4,620.00 less £1,160.00 hall opening expenses, hall closing expenses and hall late night function and cleaning expenses levied) from our occasional lettings. Income was also received from the regular Friday coffee mornings - £150.00, Bank interest - £4,165.76 and London Borough of Havering for use of the Hall on polling days - £572.00.

3. Expenditure for the year was £39,089.44 up from £25,631.66 the prior year.

Expenditure covers the running costs of the Hall and includes:

- Utilities and phone costs increased this year to £4,626.05 from £4,137.97 the prior year.
 - Rent is unchanged this year at £3,627.60. The last five-year period rent review took place on 17 December 2024 with the rent increasing by 34.33% to £4,872.95. The current year amount does not include the revised invoice from London Borough of Havering for the adjusted rent for the period 17 December 2024 to March 2021 of £338.36. The next five-year period rent review is due 17 December 2029 when the current lease expires.
 - Maintenance charges reduced this year to £6,311.55 from £8,784.89 the prior year. There was no major maintenance carried out during this year or during the prior year.
 - Refurbishment charges increased this year to £16,002.00 from £770.00 the prior year. There were three major refurbishments carried out during this year and none during the prior year. The works undertaken were the replacement of the old air conditioning system - £7,482.00, the hall floor was sanded, thoroughly vacuumed and sealed with 1 coat of primer and 3 coats of commercial lacquer - £3,720.00 and the main felt roof had the existing felt removed where necessary and replaced - £4,800.00.
 - Cleaning costs decreased this year to £4,934.09 from £5,155.22 the prior year.
 - Insurance and subscriptions increased to £1,681.99 from £705.47 the prior year. This was due to an increase in the insurance renewal premium and receiving invoices for the building insurance invoices from London Borough of Havering for the periods 1st July 2023 to 30th June 2024 - £314.17 and 1st July 2024 to 30th June 2025 - £577.29.
 - Other expenditure decreased to £1,905.16 from £2,145.73 the prior year. These expenses include the general running costs of the hall – i.e. postage, stationery etc., but also included purchases of miscellaneous items that are used to refurbish the Hall.
4. For the financial year, the Association had £9,073.94 less income than expenditure which has decreased the reserves, shown in the total assets of the Association of £93,937.78 which consists entirely of cash assets with £3,937.78 held in the current account and £90,000.00 held in an interest-bearing deposit account.