

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales · Charity number 1078231

Details

Other names	ADMASTON HOUSE TRUST
Status	Registered
Legal form	Other
Registered	1999-11-17
Register	View on the Charity Commission register

Contact

Address	Admaston House Community Centre Wellington Road Admaston Telford TF5 0BN
Phone	07860625566
Email	john.wardle@admastonhouse.org.uk
Website	www.admastonhouse.org.uk

Activities

Objects: PROMOTE THE BENEFIT OF THE INHABITANTS OF ADMASTON AND THE NEIGHBOURHOOD TOGETHER DEFINED BY AREAS ADMINISTERED BY WROCKWARDINE PARISH COUNCIL AND WELLINGTON TOWN COUNCIL (WHICH INCLUDES SHAWBIRCH)FOR FURTHER OBJECTS SEE CLAUSE 2 OF THE CONSTITUTION

Activities: Provide community building for recreational use

Classification

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

Geography

- **Area of benefit:** AREAS ADMINISTERED BY WROCKWARDINE PARISH COUNCIL & WELLINGTON TOWN COUNCIL (WHICH INCLUDES SHAWBIRCH)
- Shropshire
- Telford & Wrekin

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£59,977	£73,998	-	-
2024-03-31	£56,567	£88,064	-	-
2023-03-31	£49,198	£72,999	-	-
2022-03-31	£116,814	£44,492	-	-
2021-03-31	£118,684	£25,273	-	-

Trustees

Name	Role	Appointed
BARRY TILLOTSON	Chair	
JOHN MARCUS WARDLE		2016-10-10
KIM TONKS		2024-06-10
PAUL JEFFREY COOPER		2023-06-12
TERENCE RICHARD KIERNAN		

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales - Charity number 1078231

Accounts



ADMASTON HOUSE COMMUNITY CENTRE TRUST

Registered Charity 1078231

Trustees' Report and Financial Statements for the year ending 31 March 2025



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TRUSTEES' REPORT

Registration and Address details

Admaston House Community Centre Trust is registered with the Charity Commission under number 1078231. The correspondence address is 12 Little Meadow Close, Admaston, Telford, TF5 0DN. The Community Centre is located at Wellington Road, Admaston TF5 0BN.

Trustees

The following people were trustees of the charity since 31 March 2024 until the date of this report, unless otherwise stated:

Paul Cooper		
Dawn Croker		(resigned 25 October 2024)
Becky Eade		(resigned 13 August 2024)
Terry Kiernan		
Martin Starbuck		(resigned 13 May 2024)
Barry Tillotson	Chairman	
Kim Tonks		(appointed 10 June 2024)
John Wardle	Treasurer	

Structure, Governance and Management

The Trust was constituted on 9 April 1999 and was registered as a charity on 17 November 1999, under registration number 1078231. The **Trust's constitution was amended on 10 June 2005**.

The Trustees meet on a regular basis (usually monthly) to manage the operation of the Trust. In undertaking their duties, the Trustees ensure, when exercising any powers or duties to which the Charity Commission's public benefit guidance is relevant, they have given appropriate consideration to that guidance.

Objectives, Activities and Public Benefit

The objectives of the Trust are to provide facilities in, and promote the public benefit of, a Community Centre to residents in Admaston and the neighbourhood, defined as the areas administered by Wrockwardine Parish Council (which includes Admaston and Bratton) and Wellington Town Council (which includes Shawbirch).

The trustees provide residents of these areas with the use of the centre as a place for associating together in a common effort to advance education and to provide facilities in the interest of social welfare for recreation with the objective of improving the conditions of life for everyone.

The Trust is non-party political, non-sectarian with regard to religion, and makes no discrimination with regard to sex, sexual orientation, race or age.

The success of the Trust is dependent on the voluntary work of Trustees and others. The trustees welcome anyone who has the time and enthusiasm to join them.

Achievements and Performance

The Trust's main activity and source of income is the rent charged to users of rooms within the Admaston House Community Centre building. We have a mixed user base – some who have long term commitments with the Trust and others who use a room on an occasional basis, sometimes for a single use only.

The use of the building is continuing to increase. Users include private business meetings, group activities for the public, faith groups and family celebrations.

Our ability to operate the centre is always dependent on volunteers and since the pandemic at the start of the decade, it has become more difficult to find volunteers to help. The Trust employs three members of staff to ensure we can offer a good service to our user base.

Refurbishment completed in 2021

The contractor engaged for the refurbishment work has still not justified an increase in the cost. Should the contractor do so, there will be insufficient funds to meet the payments, and the Trust will have to borrow from lenders it has already approached.

Results for the Year

Rental income grew from £48,000 to almost £60,000 (a 24.22% increase) reflecting growth in use of the facilities the Trust offers. There was no grant income in the year – in the previous year the Trust had received grants totalling £6,000 towards the dry rot remedial work. Total income is therefore showing a 6% increase.

Expenditure continues to exceed income. The largest expense is £18,700 incurred in gas and electricity to provide heat and power throughout the facilities. Expenses also include £18,000 of depreciation relating to previous year funding of the building annex and the refurbishment of the **original house. Without this 'book cost', there would have been a surplus of** almost £4,000.

The Future

At points during daytime hours, use of the centre is minimal. Whilst the situation is improving, there is still a noticeable difference between daytime occupancy and weekday evening occupancy and the challenge facing the Trust is to attract more daytime users. The benefit from a higher level of daytime use will be the generation of funds which will allow the Trustees to further enhance the offering available.

The trustees have recently (January 2026) increased charges to offset the increases in the operating cost base.

Employees

During the year the charity had an average of 3 employees (2024: 1).

Policy on Reserves

Although the charity has long term arrangements with many of its users, each can be ended by exercising a termination clause and giving a period of notice, which is relatively short. The Trustees have agreed the charity should carry reserves to ensure that the charity has sufficient resources to enable costs to be covered in a period where income falls whilst another user is found.

However, during the planned work to improve facilities within the Victorian House, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from reserves. In addition, the contractor for the works has submitted an invoice for costs above the quoted value. The Trustees are still awaiting an explanation of this increased cost, which will also certainly necessitate the Trust having to borrow in order to meet the payments due. The Trust has discussed this with potential lenders and has received offers of funding.

Risk Management

The major risks that the Trust may face are:

- A fall in income, should users end their use of the facilities and are not replaced by other users. However, we have a broad base of users which helps mitigate this risk.
- A lack of voluntary resources, needed to offer a service to the Community Centre users. The trustees are continually seeking to widen the volunteer base to ensure the Trust is not too dependent on a few.
- An increasing maintenance requirement as the age of the building increases. Maintenance is undertaken to minimise this risk but there is the potential for a significant need to arise from time to time.
- The inability to raise grant funding to continue to upgrade the premises to the standards expected by potential users. The trustees have been supported by, and received grants from, many charitable funders but there is no certainty for the future.
- An inability to pass future **cost increases onto users. Many of the groups using the centre's** facilities operate on the basis of charging users attending their groups. As costs at the centre increase, they are often mirrored by similar costs increases for individuals at home. This limits their ability to pay higher charges to the operators of the groups who in turn may then find it difficult to meet any higher charges the Trust seeks to apply.



Barry Tillotson
Chairman, Admaston House Community Centre Trust

19 March 2026

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Admaston House Community Centre Trust for the year ended 31 March 2025, which are set out on pages 5-10. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales

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.

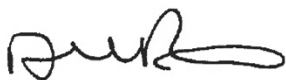
Basis of independent examiner's statement

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

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.



Anna Richards
(FCA/FCCA)
for and on behalf of
Richards Associates Limited
Statutory Auditor
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire
WS15 1PS

2026
19 March 2025

STATEMENT OF FINANCIAL ACTIVITIES

		<u>Year ended</u> <u>31 March 2025</u>	<u>Year ended</u> <u>31 March 2024</u>
		<u>Total</u>	<u>Total</u>
		£	£
Income from:			
Rental Income		59,677	48,041
Grants and Donations		300	6,000
<u>Other Income</u>		<u>-</u>	<u>2,526</u>
		59,977	56,567
Expenditure on:			
Leasehold improvements - Depreciation		17,936	17,936
Heat, Light and Power		18,722	19,092
Contract Services		1,298	9,453
Repairs and Maintenance		13,799	24,793
Payroll		15,312	5,808
Insurances		2,311	2,203
Domestic materials & consumables		943	1,940
Water		1,910	5,695
Telephone and Stationery		767	415
Accountancy		350	300
Other expenses		<u>650</u>	<u>429</u>
		73,998	88,064
Net Income/Expenditure and net movement in funds		(14,021)	(31,497)
Total Funds brought forward	10	715,820	747,317
Total Funds carried forward	10	<u>701,799</u>	<u>715,820</u>

BALANCE SHEET
Charity Registration 1078231

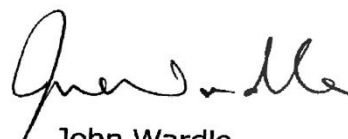
	Note	31 March 2025 £	<i>31 March 2024</i> £
Fixed Assets			
Leasehold Improvements	6	717,985	735,921
Current Assets			
Debtors and Prepayments	7	4,260	6,315
Cash at bank and in hand		<u>29,110</u>	<u>20,372</u>
		33,370	26,687
Creditors			
Amounts falling due within one year	8	(49,556)	(46,788)
Net Current Assets		<u>(16,186)</u>	<u>(20,101)</u>
Total Net Assets		<u>701,799</u>	<u>715,820</u>
Funds of the charity			
Unrestricted funds	9		
Designated funds		701,799	715,820
Total Funds	10	<u>701,799</u>	<u>715,820</u>

The notes on pages 8 to 10 form part of the financial statements.

The financial statements were approved by the Trustees on 19 March 2026 and signed on its behalf by



Barry Tillotson
Chairman



John Wardle
Treasurer

STATEMENT OF CASH FLOWS

	Year ended 31 March 2025	Year ended 31 March 2024
	£	£
Cash flow from operating activities		
Net income/expenditure as per the Statement of Financial Activities	(14,021)	(31,497)
Adjustments for		
Depreciation	17,936	17,936
(Increase)/Decrease in debtors	2,055	800
Increase/(Decrease) in creditors	<u>2,768</u>	<u>2,613</u>
<i>Net cash provided by operating activities</i>	8,738	(10,148)
Change in cash and cash equivalents during the year	8,738	(10,148)
Cash and cash equivalents at the start of the year	20,372	30,520
Cash and cash equivalents at the end of the year	<u>29,110</u>	<u>20,372</u>
Analysis of cash and cash equivalents at end of year		
Cash in hand	-	-
Cash at bank	<u>29,110</u>	<u>20,372</u>
	29,110	20,372

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Accounting convention

The financial statements have been prepared under the historical cost convention.

Basis of accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS102) and the Charities Act 2011. The financial statements have been prepared on a going concern basis.

Fixed Assets and depreciation

In accordance with the Statement of Recommended Practice for Charity Accounting, expenditure on leasehold improvements which will provide an ongoing economic benefit to the Trust through their contribution to the provision of goods or services by the Trust have been recorded as a fixed asset at historical cost. Depreciation is charged on leasehold improvements on a straight-line basis from their first use over the shorter of (a) the remaining period of the lease or (b) their estimated useful life of fifty years.

Funds

Unrestricted funds are incoming resources received for the objects of the charity and given/generated without any specific purpose for their use. *Restricted funds* are funds given/generated where the donor has specified, or the funds were generated, for a specific purpose. *Designated funds* are unrestricted funds which have subsequently been designated by the trustees for a particular purpose. The trustees may reassign designated funds at any time.

Grants and Donations

Grants and donations are only included in the Statement of Financial Activities when the charity had unconditional entitlement to the resources.

Incoming Resources

These are recognised in the Statement of Financial Activities when,

- the charity becomes entitled to the resources
- the trustees are virtually certain they will receive the resources, and
- the monetary value can be measured with sufficient reliability

Incoming Resources with related Expenditure

Where incoming resources have related expenditure, the incoming resources and the related expenditure are reported gross in the Statement of Financial Activities

Resources Expended

Expenditure is recognised on an accruals basis as the liability is incurred. Costs are allocated between expenditure categories on the Statement of Financial Activities so as to reflect the use of the resource.

Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to profit and loss account.

Volunteer Help

The value of any volunteer help received is not recorded in the accounts.

2. Leasehold property

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

3. **Trustees'** remuneration and expenses

No trustee received any reimbursement of travel costs or other expenses in the current or previous year.

4. Related party transactions

No trustee had any personal interest in any contract or transaction entered into by the charity.

5. Taxation

As a charity, Admaston House Community Centre Trust is exempt from tax on income and from gains falling within section 505 of the Taxes Act 1988 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen.

6. Fixed assets

	Leasehold improvements £
<u>Cost</u>	
At beginning of year	896,765
Additions during the year	<u>-</u>
At end of year	<u>896,765</u>
<u>Depreciation</u>	
At beginning of year	160,844
Charge for the year	<u>17,936</u>
At end of year	<u>178,780</u>
Net book value - beginning of the year	<u>735,921</u>
Net book value - end of year	<u>717,985</u>

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

7. Debtors

	31 March 2025	<i>31 March 2024</i>
	£	£
Accrued Income	380	2,996
Prepayments	3,137	2,766
Other debtors	<u>743</u>	<u>553</u>
	4,260	6,315

8. Creditors

	31 March 2025	<i>31 March 2024</i>
	£	£
Accruals	17,514	15,051
Deferred Income	1,340	2,316
Creditors	<u>30,702</u>	<u>29,421</u>
	49,556	46,788

9. Unrestricted funds

	Balance 31 March 2024 £	Incoming resources £	Expended resources £	Balance 31 March 2025 £
Designated fund - fixed assets	715,820	59,977	(73,998)	701,799

The designated fund for fixed assets represents the balance of amounts already spent by the charity on acquiring or improving assets which has yet to be charged as a depreciation expense **over the remainder of the respective assets' anticipated period of economic benefit.**

10. Movement in funds

	Year ended 31 March 2025		<i>Year ended 31 March 2024</i>	
	Restricted £	Unrestricted £	<i>Restricted £</i>	<i>Unrestricted £</i>
Opening balance	-	715,820	-	747,317
Incoming resources	-	59,977	6,000	48,819
Resources expended	-	<u>(73,998)</u>	<u>(6,000)</u>	<u>(80,316)</u>
Closing balance	-	701,799	-	715,820

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales - Charity number 1078231

Accounts



ADMASTON HOUSE COMMUNITY CENTRE TRUST

Registered Charity 1078231

**Trustees' Report and Financial Statements
for the year ending 31 March 2024**



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TRUSTEES' REPORT

Registration and Address details

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Trustees

The following people were trustees of the charity since 31 March 2023 until the date of this report, unless otherwise stated:

Paul Cooper	(appointed 24 May 2023)
Dawn Croker	(resigned 25 October 2024)
Becky Eade	(resigned 13 August 2024)
Terry Kiernan	
Martin Starbuck	(resigned 13 May 2024)
Barry Tillotson	Chairman
Kim Tonks	(resigned 24 May 2023. reappointed 10 June 2024)
John Wardle	Treasurer

Structure, Governance and Management

The Trust was constituted on 9 April 1999 and was registered as a charity on 17 November 1999, under registration number 1078231. The Trust's constitution was amended on 10 June 2005.

The Trustees meet on a regular basis (usually monthly) to manage the operation of the Trust. In undertaking their duties, the Trustees ensure, when exercising any powers or duties to which the Charity Commission's public benefit guidance is relevant, they have given appropriate consideration to that guidance.

Objectives, Activities and Public Benefit

The objectives of the Trust are to provide facilities in, and promote the public benefit of, a Community Centre to residents in Admaston and the neighbourhood, defined as the areas administered by Wrockwardine Parish Council (which includes Admaston and Bratton) and Wellington Town Council (which includes Shawbirch).

The trustees provide residents of these areas with the use of the centre as a place for associating together in a common effort to advance education and to provide facilities in the interest of social welfare for recreation with the objective of improving the conditions of life for everyone.

The Trust is non-party political, non-sectarian with regard to religion, and makes no discrimination with regard to sex, sexual orientation, race or age.

The success of the Trust is dependent on the voluntary work of Trustees and others. The trustees welcome anyone who has the time and enthusiasm to join them.

Achievements and Performance

The Trust's main activity and source of income is the rent charged to users of rooms within the Admaston Community Centre building. We have a mixed user base – some who have long term commitments with the Trust and others who use a room on an occasional basis, sometimes for a single use only.

The Trust has continued to see growth in the number of users seeking to utilise the facilities available at the Community Centre, including private business meetings, activities for the public and family celebrations

Our ability to operate the centre is always dependent on volunteers and since the pandemic at the start of the decade, it seems even more difficult to recruit volunteers. During the year the Trust employed a second person to help with the administration of the Community Centre. It has also terminated the cleaning contract with an external company and now employs someone to maintain the cleanliness of the facilities.

Remedial work

Since the completion of the work to remodel and refurbish the Powell Wing in the previous financial period, the improved environment allowed dry rot to spread in parts of the improved areas. The cost of this work has been funded from reserves. The contractor engaged for the refurbishment work has still not justified an increase in the cost. Should the contractor do so, there will be insufficient funds to meet the payments, and the Trust will have to borrow from lenders it has already approached.

Results for the Year

Rental income grew by 9.34% from £43,900 to £48,000 reflecting the greater use of the facilities offered. However, expenditure exceeded income by £31,500. The vast majority of this deficit has arisen because of the significant costs incurred in rectifying a dry rot problem which arose in one of the rooms following the refurbishment of the Powell Wing. The improved insulation provided ideal conditions for the dry rot to arise. Had this work not been necessary, the deficit would have been much smaller. The Trust is grateful to the local councils who made grants as contributions to the work necessary to correct the problem. Depreciation totalled almost £18,000 which also has a significant impact on the results for the year.

As a consequence of the deficit, cash balances fell by slightly over £10,000.

The Future

The refurbishment of the old Victorian building has made the Community Centre a more attractive venue for potential users and the Trustees continue to see interest from new users on both a regular and occasional basis. There is still a challenge to attract more daytime users as weekday evening use is at a significantly higher level when compared to usage during working hours, although daytime use is gradually increasing. The additional income raised from a higher level of use will help to generate further income to allow the Trustees to continue to enhance the offering available.

The trustees have not increased charges despite significant increases in utility costs. The Trustees have managed to maintain charges to users, however, if costs do not start to fall, the Trustees are likely to have to increase charges made to users.

Employees

During the year the charity had an average of 1 employee (2023: 1).

Policy on Reserves

Although the charity has long term arrangements with many of its users, each can be ended by exercising a termination clause and giving a period of notice, which is relatively short. The Trustees have agreed the charity should carry reserves to ensure that the charity has sufficient resources to enable costs to be covered in a period where income falls whilst another user is found.

However, during the planned work to improve facilities within the Victorian House, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from reserves. In addition, the contractor for the works has submitted an invoice for costs above the quoted value. The Trustees are awaiting an explanation of this increased cost, which will also certainly necessitate the Trust having to borrow in order to meet the payments due. The Trust has discussed this with potential lenders and has received offers of funding.

Risk Management

The major risks that the Trust may face are:

- A fall in income, should users end their use of the facilities and are not replaced by other users. However, we have a broad base of users which helps mitigate this risk.
- A lack of voluntary resources, needed to offer a service to the Community Centre users. The trustees are continually seeking to widen the volunteer base to ensure the Trust is not too dependent on a few.
- An increasing maintenance requirement as the age of the building increases. Maintenance is undertaken to minimise this risk but there is the potential for a significant need to arise from time to time.
- The inability to raise grant funding to continue to upgrade the premises to the standards expected by potential users. The trustees have been supported by, and received grants from, many charitable funders but there is no certainty for the future.
- An inability to pass cost increases onto users. Many of the groups using the centre's facilities operate on the basis of charging users attending their groups. As costs at the centre increase, they are often mirrored by similar costs increases for individuals at home. This limits their ability to pay higher charges to the operators of the groups who in turn may then find it difficult to meet any higher charges the Trust seeks to apply. To date the Trust has not sought to increase charges but at some point it is likely to have the need to do so.



Barry Tillotson

Chairman, Admaston House Community Centre Trust

31 January 2025

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Admaston House Community Centre Trust for the year ended 31 March 2024, which are set out on pages 5-10. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales

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

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.



Anna Richards
(FCA/FCCA)
for and on behalf of
Richards Associates Limited
Statutory Auditor
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire
WS15 1PS

24/2/25
-31 January 2025

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Year ended 31 March 2024			<i>Year ended</i>
		<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<i>31 March 2023</i>
		<u>funds</u>	<u>funds</u>		<u>Total</u>
		£	£	£	£
Income from:					
Rental Income		48,041	-	48,041	43,869
Grants and Donations		-	6,000	6,000	5,000
Other Income		2,526	-	2,526	329
Bank Interest		-	-	-	-
		<u>50,567</u>	<u>6,000</u>	<u>56,567</u>	<u>49,198</u>
Expenditure on:					
Leasehold improvements - Depreciation		17,936	-	17,936	17,936
Heat, Light and Power		19,092	-	19,092	16,466
Contract Services		9,453	-	9,453	9,105
Repairs and Maintenance		18,793	6,000	24,793	21,564
Payroll		5,808	-	5,808	2,403
Insurances		2,203	-	2,203	2,030
Domestic materials & consumables		1,940	-	1,940	798
Water		5,695	-	5,695	892
Telephone and Stationery		415	-	415	559
Accountancy		300	-	300	300
Other expenses		<u>429</u>	<u>-</u>	<u>429</u>	<u>946</u>
		<u>82,064</u>	<u>6,000</u>	<u>88,064</u>	<u>72,999</u>
Net Income/Expenditure and net movement in funds		(31,497)	-	(31,497)	(23,801)
Total Funds brought forward		747,317	-	747,317	771,118
Total Funds carried forward		<u>715,820</u>	<u>-</u>	<u>715,820</u>	<u>747,317</u>

BALANCE SHEET
Charity Registration 1078231

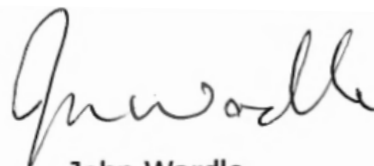
	Note	31 March 2024 £	<i>31 March 2023</i> £
Fixed Assets			
Leasehold Improvements	6	735,921	753,857
Current Assets			
Debtors and Prepayments	7	6,315	7,115
Cash at bank and in hand		<u>20,372</u>	<u>30,520</u>
		26,687	37,635
Creditors			
Amounts falling due within one year	8	(46,788)	(44,175)
Net Current Assets		<u>(20,101)</u>	<u>(6,540)</u>
Total Net Assets		<u>715,820</u>	<u>747,317</u>
Funds of the charity			
Restricted funds	9	-	-
Unrestricted funds	10		
Designated funds		<u>715,820</u>	<u>747,317</u>
		715,820	747,317
Total Funds	11	<u>715,820</u>	<u>747,317</u>

The notes on pages 8 to 10 form part of the financial statements.

The financial statements were approved by the Trustees on 31 January 2025 and signed on its behalf by



Barry Tillotson
Chairman



John Wardle
Treasurer

STATEMENT OF CASH FLOWS

	Year ended 31 March 2024	Year ended 31 March 2023
	£	£
Cash flow from operating activities		
Net income/expenditure as per the Statement of Financial Activities	(31,497)	(23,801)
Adjustments for		
Depreciation	17,936	17,936
(Increase)/Decrease in debtors	800	11,330
Increase/(Decrease) in creditors	<u>2,613</u>	<u>286</u>
<i>Net cash provided by operating activities</i>	(10,148)	5,751
Change in cash and cash equivalents during the year	(10,148)	5,751
Cash and cash equivalents at the start of the year	30,520	24,769
Cash and cash equivalents at the end of the year	<u>20,372</u>	<u>30,520</u>
Analysis of cash and cash equivalents at end of year		
Cash in hand	-	-
Cash at bank	<u>20,372</u>	<u>30,520</u>
	20,372	30,520

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Accounting convention

The financial statements have been prepared under the historical cost convention.

Basis of accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS102) and the Charities Act 2011. The financial statements have been prepared on a going concern basis.

Fixed Assets and depreciation

In accordance with the Statement of Recommended Practice for Charity Accounting, expenditure on leasehold improvements which will provide an ongoing economic benefit to the Trust through their contribution to the provision of goods or services by the Trust have been recorded as a fixed asset at historical cost. Depreciation is charged on leasehold improvements on a straight-line basis from their first use over the shorter of (a) the remaining period of the lease or (b) their estimated useful life of fifty years.

Funds

Unrestricted funds are incoming resources received for the objects of the charity and given/generated without any specific purpose for their use. *Restricted funds* are funds given/generated where the donor has specified, or the funds were generated, for a specific purpose. *Designated funds* are unrestricted funds which have subsequently been designated by the trustees for a particular purpose. The trustees may reassign designated funds at any time.

Grants and Donations

Grants and donations are only included in the Statement of Financial Activities when the charity had unconditional entitlement to the resources.

Incoming Resources

These are recognised in the Statement of Financial Activities when,

- the charity becomes entitled to the resources
- the trustees are virtually certain they will receive the resources, and
- the monetary value can be measured with sufficient reliability

Incoming Resources with related Expenditure

Where incoming resources have related expenditure, the incoming resources and the related expenditure are reported gross in the Statement of Financial Activities

Resources Expended

Expenditure is recognised on an accruals basis as the liability is incurred. Costs are allocated between expenditure categories on the Statement of Financial Activities so as to reflect the use of the resource.

Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to profit and loss account.

Volunteer Help

The value of any volunteer help received is not recorded in the accounts.

2. Leasehold property

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

3. Trustees' remuneration and expenses

No trustee received any reimbursement of travel costs or other expenses in the current or previous year.

4. Related party transactions

No trustee had any personal interest in any contract or transaction entered into by the charity.

5. Taxation

As a charity, Admaston House Community Centre Trust is exempt from tax on income and from gains falling within section 505 of the Taxes Act 1988 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen.

6. Fixed assets

	Leasehold improvements £
<u>Cost</u>	
At beginning of year	896,765
Additions during the year	<u>-</u>
At end of year	<u>896,765</u>
<u>Depreciation</u>	
At beginning of year	142,908
Charge for the year	<u>17,936</u>
At end of year	<u>160,844</u>
Net book value - beginning of the year	<u>753,857</u>
Net book value - end of year	<u>735,921</u>

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

7. Debtors

	31 March 2024	31 March 2023
	£	£
Accrued Income	2,996	-
Prepayments	2,766	2,810
Other debtors	<u>553</u>	<u>4,305</u>
	6,315	7,115

8. Creditors

	31 March 2024	31 March 2023
	£	£
Accruals	15,051	19,140
Deferred Income	2,316	397
Creditors	<u>29,421</u>	<u>24,638</u>
	46,788	44,175

9. Restricted funds

	Balance 31 March 2023 £	Incoming resources £	Expended resources £	Balance 31 March 2024 £
Building Maintenance - contributions to repair costs	-	6,000	(6,000)	-

10. Unrestricted funds

	Balance 31 March 2023 £	Incoming resources £	Expended resources £	Balance 31 March 2024 £
Designated fund - fixed assets	747,317	48,819	(80,316)	715,820

The designated fund for fixed assets represents the balance of amounts already spent by the charity on acquiring or improving assets which has yet to be charged as a depreciation expense over the remainder of the respective assets' anticipated period of economic benefit.

11. Movement in funds

	Year ended 31 March 2024		<i>Year ended 31 March 2023</i>	
	Restricted £	Unrestricted £	<i>Restricted £</i>	<i>Unrestricted £</i>
Opening balance	-	747,317	-	771,118
Incoming resources	6,000	48,819	1,000	48,198
Resources expended	(6,000)	(80,316)	(1,000)	(71,999)
Transfers between funds	-	-	-	-
Closing balance	-	715,820	-	747,317

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales - Charity number 1078231

Accounts



ADMASTON
HOUSE
COMMUNITY CENTRE



ADMASTON HOUSE COMMUNITY CENTRE TRUST

Registered Charity 1078231

**Trustees' Report and Financial Statements
for the year ending 31 March 2023**



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TRUSTEES' REPORT

Registration and Address details

Admaston House Community Centre Trust is registered with the Charity Commission under number 1078231. The correspondence address is 12 Little Meadow Close, Admaston, TELFORD, TF5 0DN. The Community Centre is located at Wellington Road, Admaston TF5 0BN.

Trustees

The following people were trustees of the charity since 31 March 2022 until the date of this report, unless otherwise stated:

Paul Cooper	(appointed 24 May 2023)
Dawn Croker	
Becky Eade	(appointed 10 October 2022)
Terry Kiernan	
Martin Starbuck	
Barry Tillotson	Chairman
Kim Tonks	(appointed 11 July 2022, resigned 24 May 2023)
John Wardle	Treasurer

Structure, Governance and Management

The Trust was constituted on 9 April 1999 and was registered as a charity on 17 November 1999, under registration number 1078231. The Trust's constitution was amended on 10 June 2005.

The Trustees meet on a regular basis (usually monthly) to manage the operation of the Trust. In undertaking their duties, the Trustees ensure, when exercising any powers or duties to which the Charity Commission's public benefit guidance is relevant, they have given appropriate consideration to that guidance.

Objectives, Activities and Public Benefit

The objectives of the Trust are to provide facilities in, and promote the public benefit of, a Community Centre to residents in Admaston and the neighbourhood, defined as the areas administered by Wrockwardine Parish Council (which includes Admaston and Bratton) and Wellington Town Council (which includes Shawbirch).

The trustees provide residents of these areas with the use of the centre as a place for associating together in a common effort to advance education and to provide facilities in the interest of social welfare for recreation with the objective of improving the conditions of life for everyone.

The Trust is non-party political, non-sectarian with regard to religion, and makes no discrimination with regard to sex, sexual orientation, race or age.

The success of the Trust is dependent on the voluntary work of Trustees and others. The trustees welcome anyone who has the time and enthusiasm to join them.

Achievements and Performance

The Trust's main activity and source of income is the rent charged to users of rooms within the Admaston Community Centre building. We have a mixed user base – some who have long term commitments with the Trust and others who use a room on an occasional basis, sometimes for a single use only. This financial period represents the first since the COVID pandemic which was not impacted by restrictions and the nervousness that followed the various lockdowns.

The Trust has seen a steady growth in the number of users seeking to utilise the facilities available at the Community Centre, including private business meetings, activities for the public and family celebrations

Our ability to operate the centre is always dependent on volunteers and since COVID, it seems even more difficult to recruit volunteers. Towards the end of the year, the Trust began to employ a part time centre manager to undertake some of the administration work required to operate effectively.

Remedial work

Since the completion of the work to remodel and refurbish the Powell Wing in the previous financial period, the improved environment allowed dry rot to spread in parts of the improved areas. The cost of this work has been funded from reserves. The contractor engaged for the refurbishment work has still not justified an increase in the cost. Should the contractor do so, there will be insufficient funds to meet the payments, and the Trust will have to borrow from lenders it has already approached.

Results for the Year

Rental income grew by 23% from £35,600 to £43,900 reflecting the greater use of the facilities offered. However, expenditure exceeded income by £24,000. The vast majority of this deficit has arisen because of the significant costs incurred in rectifying the dry rot problem. Had this work not been necessary, the deficit would have been much smaller. Depreciation totalled almost £18,000 which also has a significant impact on the results for the year.

Cash balances rose during the year, primarily due to grants awarded towards the end of the previous year being received in the current year.

The Future

The refurbishment of the old Victorian building has made the Community Centre a more attractive venue for potential users and the Trustees continue to see interest from new users on both a regular and occasional basis. There is still a challenge is to attract more daytime users as weekday evening use is at a significantly higher level when compared to usage during working hours, although daytime use is gradually increasing. The additional income raised from a higher level of use will help to generate further income to allow the Trustees to continue to enhance the offering available.

The trustees have not increased charges despite significant increases in utility costs. If such costs do not start to fall, the Trustees are likely to have to increase charges made to users.

Employees

During the year the charity had an average of 1 employee (2022: none).

Policy on Reserves

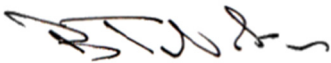
Although the charity has long term arrangements with many of its users, each can be ended by exercising a termination clause and giving a period of notice, which is relatively short. The Trustees have agreed the charity should carry reserves to ensure that the charity has sufficient resources to enable costs to be covered in a period where income falls whilst another user is found.

However, during the planned work to improve facilities within the Victorian House, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from reserves. In addition, the contractor for the works has submitted an invoice for costs above the quoted value. The Trustees are awaiting an explanation of this increased cost, which will also certainly necessitate the Trust having to borrow in order to meet the payments due. The Trust has discussed this with potential lenders and has received offers of funding.

Risk Management

The major risks that the Trust may face are:

- A fall in income, should users end their use of the facilities and are not replaced by other users. However, we have a broad base of users which helps mitigate this risk.
- A lack of voluntary resources, needed to offer a service to the Community Centre users. The trustees are continually seeking to widen the volunteer base to ensure the Trust is not too dependent on a few.
- An increasing maintenance requirement as the age of the building increases. Maintenance is undertaken to minimise this risk but there is the potential for a significant need to arise from time to time.
- The inability to raise grant funding to continue to upgrade the premises to the standards expected by potential users. The trustees have been supported by, and received grants from, many charitable funders but there is no certainty for the future.
- An inability to pass cost increases onto users. Many of the groups using the centre's facilities operate on the basis of charging users attending their groups. As costs at the centre increase, they are often mirrored by similar costs increases for individuals at home. This limits their ability to pay higher charges to the operators of the groups who in turn may then find it difficult to meet any higher charges the Trust seeks to apply. To date the Trust has not sought to increase charges but at some point it is likely to have the need to do so.



Barry Tillotson
Chairman, Admaston House Community Centre Trust

26 April 2024

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Admaston House Community Centre Trust for the year ended 31 March 2023, which are set out on pages 5-10. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales

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

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.



Anna Richards
(FCA/FCCA)
for and on behalf of
Richards Associates Limited
Statutory Auditor
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire
WS15 1PS

26 April 2024

STATEMENT OF FINANCIAL ACTIVITIES

	Note	Year ended 31 March 2023			<i>Year ended</i>
		<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<i>31 March 2022</i>
		<u>funds</u>	<u>funds</u>		<u>Total</u>
		£	£	£	£
Income from:					
Rental Income		43,869	-	43,869	<i>35,619</i>
Grants and Donations		4,000	1,000	5,000	<i>81,045</i>
Other Income		329	-	329	<i>150</i>
Bank Interest		-	-	-	<i>-</i>
		<u>48,198</u>	<u>1,000</u>	<u>49,198</u>	<u><i>116,814</i></u>
Expenditure on:					
Leasehold improvements - Depreciation		17,936	-	17,936	<i>16,045</i>
Heat, Light and Power		16,466	-	16,466	<i>8,168</i>
Contract Services		9,105	-	9,105	<i>4,834</i>
Repairs and Maintenance		20,564	1,000	21,564	<i>10,001</i>
Payroll		2,403	-	2,403	<i>-</i>
Insurances		2,030	-	2,030	<i>1,922</i>
Domestic materials & consumables		798	-	798	<i>830</i>
Water		892	-	892	<i>536</i>
Telephone and Stationery		559	-	559	<i>689</i>
Accountancy		300	-	300	<i>300</i>
Other expenses		<u>946</u>	<u>-</u>	<u>946</u>	<u><i>1,167</i></u>
		<u>71,999</u>	<u>1,000</u>	<u>72,999</u>	<u><i>44,492</i></u>
Net Income/Expenditure and net movement in funds		(23,801)	-	(23,801)	<i>72,322</i>
Total Funds brought forward		771,118	-	771,118	<i>698,796</i>
Total Funds carried forward		<u>747,317</u>	<u>-</u>	<u>747,317</u>	<u><i>771,118</i></u>

BALANCE SHEET
Charity Registration 1078231

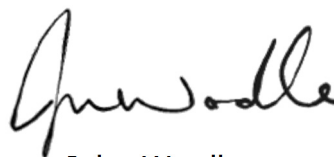
	Note	31 March 2023 £	31 March 2022 £
Fixed Assets			
Leasehold Improvements	6	753,857	771,793
Current Assets			
Debtors and Prepayments	7	7,115	18,445
Cash at bank and in hand		<u>30,520</u>	<u>24,769</u>
		37,635	43,214
Creditors			
Amounts falling due within one year	8	(44,175)	(43,889)
Net Current Assets		<u>(6,540)</u>	<u>(675)</u>
Total Net Assets		<u>747,317</u>	<u>771,118</u>
Funds of the charity			
Restricted funds	9	-	-
Unrestricted funds	10		
Designated funds		<u>747,317</u>	<u>771,118</u>
		747,317	771,118
Total Funds	11	<u>747,317</u>	<u>771,118</u>

The notes on pages 8 to 10 form part of the financial statements.

The financial statements were approved by the Trustees on 26 April 2024 and signed on its behalf by



Barry Tillotson
Chairman



John Wardle
Treasurer

STATEMENT OF CASH FLOWS

	Year ended 31 March 2023	Year ended 31 March 2022
	£	£
Cash flow from operating activities		
Net income/expenditure as per the Statement of Financial Activities	(23,801)	72,322
Adjustments for		
Depreciation	17,936	16,045
Interest from investments	-	-
(Increase)/Decrease in debtors	11,330	(13,957)
Increase/(Decrease) in creditors	<u>286</u>	<u>20,435</u>
<i>Net cash provided by operating activities</i>	5,751	94,845
Cash flows from investing activities		
Interest from investments	-	-
Purchase/improvement of property, plant and equipment	<u>-</u>	<u>(95,709)</u>
<i>Net cash used by investing activities</i>	-	(95,709)
Change in cash and cash equivalents during the year	5,751	(864)
Cash and cash equivalents at the start of the year	24,769	25,633
Cash and cash equivalents at the end of the year	<u>30,520</u>	<u>24,769</u>
Analysis of cash and cash equivalents at end of year		
Cash in hand	-	-
Cash at bank	<u>30,520</u>	<u>24,769</u>
	30,520	24,769

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Accounting convention

The financial statements have been prepared under the historical cost convention.

Basis of accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS102) and the Charities Act 2011. The financial statements have been prepared on a going concern basis.

Fixed Assets and depreciation

In accordance with the Statement of Recommended Practice for Charity Accounting, expenditure on leasehold improvements which will provide an ongoing economic benefit to the Trust through their contribution to the provision of goods or services by the Trust have been recorded as a fixed asset at historical cost. Depreciation is charged on leasehold improvements on a straight-line basis from their first use over the shorter of (a) the remaining period of the lease or (b) their estimated useful life of fifty years.

Funds

Unrestricted funds are incoming resources received for the objects of the charity and given/generated without any specific purpose for their use. *Restricted funds* are funds given/generated where the donor has specified, or the funds were generated, for a specific purpose. *Designated funds* are unrestricted funds which have subsequently been designated by the trustees for a particular purpose. The trustees may reassign designated funds at any time.

Grants and Donations

Grants and donations are only included in the Statement of Financial Activities when the charity had unconditional entitlement to the resources.

Incoming Resources

These are recognised in the Statement of Financial Activities when,

- the charity becomes entitled to the resources
- the trustees are virtually certain they will receive the resources, and
- the monetary value can be measured with sufficient reliability

Incoming Resources with related Expenditure

Where incoming resources have related expenditure, the incoming resources and the related expenditure are reported gross in the Statement of Financial Activities

Resources Expended

Expenditure is recognised on an accruals basis as the liability is incurred. Costs are allocated between expenditure categories on the Statement of Financial Activities so as to reflect the use of the resource.

Operating leases

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged to profit and loss account.

Volunteer Help

The value of any volunteer help received is not recorded in the accounts.

2. Leasehold property

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

3. Trustees' remuneration and expenses

No trustee received any reimbursement of travel costs or other expenses in the current or previous year.

4. Related party transactions

No trustee had any personal interest in any contract or transaction entered into by the charity.

5. Taxation

As a charity, Admaston House Community Centre Trust is exempt from tax on income and from gains falling within section 505 of the Taxes Act 1988 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen.

6. Fixed assets

	Leasehold improvements £
<u>Cost</u>	
At beginning of year	896,765
Additions during the year	-
At end of year	<u>896,765</u>
<u>Depreciation</u>	
At beginning of year	124,972
Charge for the year	<u>17,936</u>
At end of year	<u>142,908</u>
Net book value - beginning of the year	<u>771,793</u>
Net book value - end of year	<u>753,857</u>

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

7. Debtors

	31 March 2023	<i>31 March 2022</i>
	£	£
Accrued Income	-	3,308
Grants Receivable	-	10,000
Prepayments	2,810	2,887
Other debtors	<u>4,305</u>	<u>2,250</u>
	7,115	18,445

8. Creditors

	31 March 2023	<i>31 March 2022</i>
	£	£
Accruals	19,140	15,513
Deferred Income	397	800
Creditors	<u>24,638</u>	<u>27,576</u>
	44,175	43,889

9. Restricted funds

	Balance 31 March 2022 £	Incoming resources £	Expended resources £	Balance 31 March 2023 £
Acoustic improvements	-	1,000	(1,000)	-

10. Unrestricted funds

	Balance 31 March 2022 £	Incoming resources £	Expended resources £	Transfer between funds	Balance 31 March 2023 £
Designated fund - fixed assets	771,118	-	(17,936)	(5,865)	747,317
Unrestricted non-designated funds	-	<u>48,198</u>	<u>(54,063)</u>	<u>5,865</u>	-
	<u>771,118</u>	<u>48,198</u>	<u>(71,999)</u>	-	<u>747,317</u>

The designated fund for fixed assets represents the balance of amounts already spent by the charity on acquiring or improving assets which has yet to be charged as a depreciation expense over the remainder of the respective assets' anticipated period of economic benefit.

11. Movement in funds

	Year ended 31 March 2023		Year ended 31 March 2022	
	Restricted £	Unrestricted £	Restricted £	Unrestricted £
Opening balance	-	771,118	13,062	685,734
Incoming resources	1,000	48,198	43,430	73,384
Resources expended	(1,000)	(71,999)	(6,750)	(37,742)
Transfers between funds	-	-	<u>(49,742)</u>	<u>49,742</u>
Closing balance	-	<u>747,317</u>	-	<u>771,118</u>

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales - Charity number 1078231

Accounts



ADMASTON HOUSE COMMUNITY CENTRE TRUST

Registered Charity 1078231

**Trustees' Report and Financial Statements
for the year ending 31 March 2022**



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TRUSTEES' REPORT

Registration and Address details

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Trustees

The following people were trustees of the charity since 31 March 2021 until the date of this report, unless otherwise stated:

Paul Cooper	(appointed 24 May 2023)
Dawn Croker	
Becky Eade	(appointed 10 October 2022)
Terry Kiernan	
Martin Starbuck	
Barry Tillotson	Chairman
Kim Tonks	(appointed 11 July 2022, resigned 24 May 2023)
John Wardle	Treasurer

Structure, Governance and Management

The Trust was constituted on 9 April 1999 and was registered as a charity on 17 November 1999, under registration number 1078231. The Trust's constitution was amended on 10 June 2005.

The Trustees meet on a regular basis (usually monthly) to manage the operation of the Trust. In undertaking their duties, the Trustees ensure, when exercising any powers or duties to which the Charity Commission's public benefit guidance is relevant, they have given appropriate consideration to that guidance.

Objectives, Activities and Public Benefit

The objectives of the Trust are to provide facilities in, and promote the public benefit of, a Community Centre to residents in Admaston and the neighbourhood, defined as the areas administered by Wrockwardine Parish Council (which includes Admaston and Bratton) and Wellington Town Council (which includes Shawbirch).

The trustees provide residents of these areas with the use of the centre as a place for associating together in a common effort to advance education and to provide facilities in the interest of social welfare for recreation with the objective of improving the conditions of life for everyone.

The Trust is non-party political, non-sectarian with regard to religion, and makes no discrimination with regard to sex, sexual orientation, race or age.

The success of the Trust is dependent on the voluntary work of Trustees and others. The trustees welcome anyone who has the time and enthusiasm to join them.

Achievements and Performance

The Trust's main activity and source of income is the rent charged to users of rooms within the Admaston Community Centre building. We have a mixed user base – some who have long term commitments with the Trust and others who use a room on an occasional basis, sometimes for a single use only. The start of the period covered by this report was impacted by the COVID pandemic. Although most government restrictions were lifted during the summer of 2021, many groups were reluctant to restart their activities in the community centre until the autumn "term time" (some even later), so although revenue recovered from the significantly impacted results in the previous year, the year being reported was a period of transition back to normality.

However, the Trust once again qualified for Coronavirus Grants awarded in the early months of the year by the UK Government and administered by the Local Authority which helped to compensate for the loss of other income.

The refurbishment of the Powell Wing was completed in June 2021, and the centre is now more attractive and more suitable as a venue for groups, families and others in the local community. Interest in use of the more modern facilities is still growing.

Our ability to operate the centre is always dependent on volunteers and so although we seek to expand our volunteer base to enable an increase in service to users, we continue to find it very difficult to do so.

Refurbishment and Improvement Works

During the work that was undertaken in 2020 and in early 2021, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from the Trust's reserves, which are now at a much lower level than had been planned when commissioning the refurbishment work.

In addition, in May 2021 the contractor for the works submitted an invoice for increased costs in excess of the quotation. The Trustees are, at the date of this report, still awaiting an explanation of this increased cost, which will also have to be funded using the Trust's reserves. The additional cost has not been paid to the contractor and the value unpaid is shown in creditors on the balance sheet. Should the contractor justify the additional cost to the satisfaction of the Trustees, payment of the amounts will place considerable pressure on the Trust's cash resources.

Since the completion of the work, the improved environment allowed dry rot to spread in parts of the Powell Wing. The cost of this work has been funded from reserves but their will be insufficient reserves should the refurbishment contractor justify the increased cost of his work, and the Trust will have to borrow from lenders it has already approached.

Results for the Year

At the start of the year the country was still operating under government restrictions to manage the COVID pandemic but the restrictions were lifted during the summer and normal activity started to resume – although the reluctance of many groups and individuals to meet, still impacted the use of the centre throughout the whole year, although to a lesser and lesser extent as the year progressed. It was only in the last month of the reported period that the activity levels in the centre were anything near what they had been pre-pandemic.

Helped by COVID related Hospitality and Leisure grants amounting to £37,615 awarded by the government and administered by the local authority, unrestricted income was just over £73,000 in the year, which led to a realised surplus after expenditure of £36,000. This surplus allowed the Trust to meet a the additional unforeseen costs of the refurbishment described earlier.

The Trust also received further grants from benefactors totalling £43,430, £36,680 of which was specifically for the work on the Powell Wing and the Trustees are grateful for their support.

Cash balances were at a similar level at the start and the end of the year, but future balances are dependent on whether the additional amount claimed by the refurbishment contractor can be justified.

The Future

The refurbishment of the old Victorian building has made the Community Centre a more attractive venue for potential users and the Trustees are seeing additional bookings from new users on both a regular and occasional basis. There is still a challenge is to attract more daytime users as weekday evening use is at a significantly higher level when compared to usage during working hours, although daytime use is increasing. The Trustees are also keen to engage with users of similar buildings elsewhere to establish whether there would be a demand for their offering amongst the local communities near to Admaston House. The additional income raised from a higher level of use will help to generate further income to allow the Trustees to continue to enhance the offering available.

Employees

The charity did not have any employees during the year (2021: none).

Policy on Reserves

Although the charity has long term arrangements with many of its users, each can be ended by exercising a termination clause and giving a period of notice, which is relatively short. The Trustees have agreed the charity should carry reserves to ensure that the charity has sufficient resources to enable costs to be covered in a period where income falls whilst another user is found.

However, during the planned work to improve facilities within the Victorian House, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from reserves. In addition, the contractor for the works has submitted an invoice for costs above the quoted value. The Trustees are awaiting an explanation of this increased cost, which will also certainly necessitate the Trust having to borrow in order to meet the payments due. The Trust has discussed this with potential lenders and has received offers of funding.

Risk Management

The major risks that the Trust may face are:

- A fall in income, should users end their use of the facilities and are not replaced by other users. However, we have a broad base of users which helps mitigate this risk.
- A lack of voluntary resources, needed to offer a service to the Community Centre users. The trustees are continually seeking to widen the volunteer base to ensure the Trust is not too dependent on a few.
- An increasing maintenance requirement as the age of the building increases. Maintenance is undertaken to minimise this risk but there is the potential for a significant need to arise from time to time.
- The inability to raise grant funding to continue to upgrade the premises to the standards expected by potential users. The trustees have been supported by, and received grants from, many charitable funders but there is no certainty for the future.



Barry Tillotson
Chairman, Admaston House Community Centre Trust

26 January 2024

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Admaston House Community Centre Trust for the year ended 31 March 2022, which are set out on pages 5-10. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales

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

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 Acthave 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.



Anna Richards (Senior Statutory Auditor)
for and on behalf of
Richards Associates Limited
Statutory Auditor
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire WS15 1PS

26 January 2024

STATEMENT OF FINANCIAL ACTIVITIES

	<u>Year ended 31 March 2022</u>			<u>Year ended</u> <u>31 March 2021</u>
Note	<u>Unrestricted</u> <u>funds</u> £	<u>Restricted</u> <u>funds</u> £	<u>Total</u> £	<u>Total</u> £
Income from:				
Rental Income	35,619	-	35,619	7,866
Grants and Donations	37,615	43,430	81,045	110,778
Other Income	150	-	150	-
Bank Interest	-	-	-	40
	<u>73,384</u>	<u>43,430</u>	<u>116,814</u>	<u>118,684</u>
Expenditure on:				
Leasehold improvements - Depreciation	16,045	-	16,045	10,374
Heat, Light and Power	8,168	-	8,168	4,725
Contract Services	4,834	-	4,834	2,323
Repairs and Maintenance	3,251	6,750	10,001	1,336
Insurances	1,922	-	1,922	2,300
Domestic materials & consumables	830	-	830	84
Water	536	-	536	2,490
Telephone and Stationery	689	-	689	479
Accountancy	300	-	300	291
Other expenses	1,167	-	1,167	871
	<u>37,742</u>	<u>6,750</u>	<u>44,492</u>	<u>25,273</u>
Net Income/Expenditure	35,642	36,680	72,322	93,411
Transfers between funds	9 <u>49,742</u>	<u>(49,742)</u>	<u>-</u>	<u>-</u>
Net movement in funds	85,384	(13,062)	72,322	93,411
Total Funds brought forward	685,734	13,062	698,796	605,385
Total Funds carried forward	<u>771,118</u>	<u>-</u>	<u>771,118</u>	<u>698,796</u>

BALANCE SHEET
Charity Registration 1078231

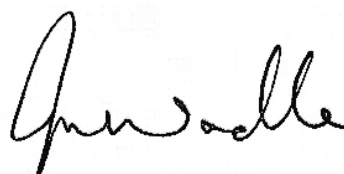
	Note	31 March 2022 £	31 March 2021 £
Fixed Assets			
Leasehold Improvements	6	771,793	692,129
Current Assets			
Debtors and Prepayments	7	18,445	4,488
Cash at bank and in hand		<u>24,769</u>	<u>25,633</u>
		43,214	30,121
Creditors			
Amounts falling due within one year	8	(43,889)	(23,454)
Net Current Assets		<u>(675)</u>	<u>6,667</u>
Total Net Assets		<u>771,118</u>	<u>698,796</u>
Funds of the charity			
Restricted funds	9	-	13,062
Unrestricted funds	10		
Designated funds		771,118	692,129
Undesignated		<u>-</u>	<u>(6,395)</u>
		771,118	685,734
Total Funds	11	<u>771,118</u>	<u>698,796</u>

The notes on pages 8 to 10 form part of the financial statements.

The financial statements were approved by the Trustees on 26 January 2024 and signed on its behalf by



Barry Tillotson
Chairman



John Wardle
Treasurer

STATEMENT OF CASH FLOWS

	Year ended 31 March 2022	<i>Year ended 31 March 2021</i>
	£	£
Cash flow from operating activities		
Net income as per the Statement of Financial Activities	72,322	93,411
Adjustments for		
Depreciation	16,045	10,374
Interest from investments	-	(40)
(Increase)/Decrease in debtors	(13,957)	836
Increase/(Decrease) in creditors	<u>20,435</u>	<u>16,049</u>
<i>Net cash provided by operating activities</i>	94,845	120,630
Cash flows from investing activities		
Interest from investments	-	40
Purchase/improvement of property, plant and equipment	<u>(95,709)</u>	<u>(191,371)</u>
<i>Net cash used by investing activities</i>	(95,709)	(191,331)
Change in cash and cash equivalents during the year	(864)	(70,701)
Cash and cash equivalents at the start of the year	25,633	96,334
Cash and cash equivalents at the end of the year	<u>24,769</u>	<u>25,633</u>
Analysis of cash and cash equivalents at end of year		
Cash in hand	-	-
Cash at bank	<u>24,769</u>	<u>25,633</u>
	24,769	25,633

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Accounting convention

The financial statements have been prepared under the historical cost convention.

Basis of accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS102) and the Charities Act 2011. The financial statements have been prepared on a going concern basis.

Fixed Assets and depreciation

In accordance with the Statement of Recommended Practice for Charity Accounting, expenditure on leasehold improvements which will provide an ongoing economic benefit to the Trust through their contribution to the provision of goods or services by the Trust have been recorded as a fixed asset at historical cost. Depreciation is charged on leasehold improvements on a straight-line basis from their first use over the shorter of (a) the remaining period of the lease or (b) their estimated useful life of fifty years.

Funds

Unrestricted funds are incoming resources received for the objects of the charity and given/generated without any specific purpose for their use. *Restricted funds* are funds given/generated where the donor has specified, or the funds were generated, for a specific purpose. *Designated funds* are unrestricted funds which have subsequently been designated by the trustees for a particular purpose. The trustees may reassign designated funds at any time.

Grants and Donations

Grants and donations are only included in the Statement of Financial Activities when the charity had unconditional entitlement to the resources.

Incoming Resources

These are recognised in the Statement of Financial Activities when,

- the charity becomes entitled to the resources
- the trustees are virtually certain they will receive the resources, and
- the monetary value can be measured with sufficient reliability

Incoming Resources with related Expenditure

Where incoming resources have related expenditure, the incoming resources and the related expenditure are reported gross in the Statement of Financial Activities

Resources Expended

Expenditure is recognised on an accruals basis as the liability is incurred. Costs are allocated between expenditure categories on the Statement of Financial Activities so as to reflect the use of the resource.

Volunteer Help

The value of any volunteer help received is not recorded in the accounts.

2. Leasehold property

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

3. Trustees' remuneration and expenses

No trustee received any reimbursement of travel costs or other expenses in the current or previous year.

4. Related party transactions

No trustee had any personal interest in any contract or transaction entered into by the charity.

5. Taxation

As a charity, Admaston House Community Centre Trust is exempt from tax on income and from gains falling within section 505 of the Taxes Act 1988 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen.

6. Fixed assets

	Leasehold improvements	Work in progress - Leasehold improvements	Total
<u>Cost</u>	£	£	£
At beginning of year	518,687	282,369	801,056
Additions during the year	-	95,709	95,709
Completion of work in progress	<u>378,078</u>	<u>(378,078)</u>	<u>-</u>
At end of year	<u>896,765</u>	<u>-</u>	<u>896,765</u>
<u>Depreciation</u>			
At beginning of year	108,927	-	108,927
Charge for the year	<u>16,045</u>	<u>-</u>	<u>16,045</u>
At end of year	<u>124,972</u>	<u>-</u>	<u>124,972</u>
Net book value - beginning of the year	<u>409,760</u>	<u>282,369</u>	<u>692,129</u>
Net book value - end of year	<u>771,793</u>	<u>-</u>	<u>771,793</u>

Work in progress values related to the costs incurred to-date as part of the leasehold improvement project on the Victorian House part of the Community Centre. The project was completed in May 2021.

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

7. Debtors

	31 March 2022	31 March 2021
	£	£
Accrued Income	3,308	-
Grants Receivable	10,000	-
Prepayments	2,887	1,598
Other debtors	<u>2,250</u>	<u>2,890</u>
	18,445	4,488

8. Creditors

	31 March 2022	<i>31 March 2021</i>
	£	£
Accruals	15,513	12,517
Creditors	<u>27,576</u>	<u>10,937</u>
	43,889	23,454

9. Restricted funds

	Balance 31 March 2021 £	Incoming resources £	Expended resources £	Transfers between funds £	Balance 31 March 2022 £
Building Extension	11,062	-	-	(11,062)	-
Refurbishment of building	-	36,680	-	(36,680)	-
Other	<u>2,000</u>	<u>6,750</u>	<u>(6,750)</u>	<u>(2,000)</u>	-
	13,062	43,430	(6,750)	(49,742)	-

10. Unrestricted funds

	Balance 31 March 2021 £	Incoming resources £	Expended resources £	Transfers between funds £	Balance 31 March 2022 £
Designated fund (assets)	692,129		(16,045)	95,034	771,118
Undesignated funds	<u>(6,395)</u>	<u>73,384</u>	<u>(21,697)</u>	<u>(45,292)</u>	-
	685,734	73,384	(37,742)	49,742	771,118

The designated fund for fixed assets represents the balance of amounts already spent by the charity on acquiring or improving assets which has yet to be charged as a depreciation expense over the remainder of the respective assets' anticipated period of economic benefit.

11. Movement in funds

	Year ended 31 March 2022		<i>Year ended 31 March 2021</i>	
	Restricted £	Unrestricted £	<i>Restricted £</i>	<i>Unrestricted £</i>
Opening balance	13,062	685,734	<i>46,380</i>	<i>559,005</i>
Incoming resources	43,430	73,384	<i>63,915</i>	<i>54,769</i>
Resources expended	(6,750)	(37,742)	-	<i>(25,273)</i>
Transfers between funds	<u>(49,742)</u>	<u>49,742</u>	<i>(97,233)</i>	<i>97,233</i>
Closing balance	-	771,118	<i>13,062</i>	<i>685,734</i>

ADMASTON HOUSE COMMUNITY CENTRE TRUST

England & Wales - Charity number 1078231

Accounts



ADMASTON HOUSE COMMUNITY CENTRE TRUST

Registered Charity 1078231

**Trustees' Report and Financial Statements
for the year ending 31 March 2021**



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TRUSTEES' REPORT

Registration and Address details

Admaston House Community Centre Trust is registered with the Charity Commission under number 1078231. The correspondence address is 12 Little Meadow Close, Admaston, TELFORD, TF5 0DN. The Community Centre is located at Wellington Road, Admaston TF5 0BN.

Trustees

The following people were trustees of the charity since 31 March 2020 until the date of this report, unless otherwise stated:

John Addison	resigned 11 December 2021
Dawn Croker	
Cllr Terry Kiernan	
Martin Starbuck	
Barry Tillotson	Chairman
John Wardle	Treasurer

Structure, Governance and Management

The Trust was constituted on 9 April 1999 and was registered as a charity on 17 November 1999, under registration number 1078231. The Trust's constitution was amended on 10 June 2005.

The Trustees meet on a regular basis (usually monthly) to manage the operation of the Trust. However, in the period of restrictions and as a result of individual's caution due to COVID-19, it has not been possible for the Trustees to meet in person or online as regularly. In undertaking their duties, the Trustees ensure, when exercising any powers or duties to which the Charity Commission's public benefit guidance is relevant, they have given appropriate consideration to that guidance.

Objectives, Activities and Public Benefit

The objectives of the Trust are to provide facilities in, and promote the public benefit of, a Community Centre to residents in Admaston and the neighbourhood, defined as the areas administered by Wrockwardine Parish Council (which includes Admaston and Bratton) and Wellington Town Council (which includes Shawbirch).

The trustees provide residents of these areas with the use of the centre as a place for associating together in a common effort to advance education and to provide facilities in the interest of social welfare for recreation with the objective of improving the conditions of life for everyone.

The Trust is non-party political, non-sectarian with regard to religion, and makes no discrimination with regard to sex, sexual orientation, race or age.

The success of the Trust is dependent on the voluntary work of Trustees and others. The trustees welcome anyone who has the time and enthusiasm to join them.

Achievements and Performance

The Trust's main activity and source of income is the rent charged to users of rooms within the Admaston Community Centre building. We have a mixed user base – some who have long term commitments with the Trust and others who use a room on an occasional basis, sometimes for a single use only. Government restrictions brought in during the COVID-19 pandemic and hesitancy and caution by both our users and members of their groups severely impacted on the use of the Community Centre in the twelve-month period covered by the Financial Statements. In addition, improvement work on the Victorian House section of the Community Centre limited use of some facilities with the building.

As a result of the enforced closures and user caution, rental income is significantly reduced from levels since in previous years. The Trust qualified for Coronavirus Grants provided by the UK Government and administered by the Local Authority which ensured the charity did not realise a deficit as a result of the closures and lower use.

Our ability to operate the centre is always dependent on volunteers and so although we seek to expand our volunteer base to enable an increase in service to users, we are finding it very difficult to do so.

Refurbishment and Improvement Works

At the start of 2020, work started on a project to renovate and significantly improve the facilities of the original Victorian House. The work included refurbishment of the roof, the replacement of the staircase, the installation of a lift, and the remodelling of the first floor to provide larger rooms more suited, and now very often required by users within our local community.

The changes made provided larger rooms with improved dance and fitness facilities at a standard that allows access to everyone. The more modern annex has always been very popular with groups and the changes made to the first floor of the Victorian House now provide facilities of a similar, perhaps higher, standard. The trustees have plans to update other parts of the Community Centre in the future as funds allow.

The Trustees expect the work to increase utilisation of the Community Centre. The increase in revenue then realised could fund the employment of staff which, in turn, reduces the Trust's reliance on volunteers. Since the completion of the work in May 2021, there has been a noticeable increase in enquiries for use of the Community Centre. Since the reopening, a volunteer has come forward to administer one-off use of the centre's facilities and there has been a significant number of such bookings.

The cost of the planned work was funded in part from our own funds but could not have been undertaken without the generous support and grants from St Christopher's Trust, The National Lottery Community Fund, Action with Communities in Rural England (ACRE), RegenSW, Wrockwardine Parish Council, Telford and Wrekin Council, The Garfield Weston Foundation and several other smaller charities/funders.

During the planned work, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from the Trust's reserves. In addition, In May 2021 the contractor for the works submitted an invoice for increased costs in excess of the quotation. The Trustees are still awaiting an explanation of this increased cost, which will also have to be funded using the Trust's reserves.

Results for the Year

The year was a difficult one for the Trust. The COVID-19 restrictions and the subsequent hesitancy and caution of user group members and their leaders significantly impacted on usage of the Community Centre.

Without the grant support from the UK Government, the financial position of the Trust would have been very bleak but the grant income received has meant that consequence did not arise. Although the building was closed to users for significant parts of the year, work on the remodelling of the Victorian House was able to continue. The work was completed in May 2021, two months after the financial period reported on in the accounts.

COVID-19 grant support and rental income totalled close to £55,000. Expenditure on running the Community Centre was lower due to the periods of closure and the Trust realised a surplus of £29,000 on operations.

The Trust also received further grant support totalling £64,000 as contributions to fund the cost of the work to the Victorian House.

The Future

The refurbishment of the old Victorian building will make the Community Centre a more attractive venue for potential users and the Trustees envisage that over time there will be a greater use of the facilities offered. The challenge is to attract more daytime users as weekday evening use is at a significantly higher level when compared to usage during working hours. The Trustees are also keen to engage with users of similar buildings elsewhere to establish whether there would be a demand for their offering amongst the local communities near to Admaston House. The additional income raised from a higher level of use will help to fund further enhancements to the facilities in future years.

Employees

The charity did not have any employees during the year (2020: none).

Policy on Reserves

Although the charity has long term arrangements with many of its users, each can be ended by exercising a termination clause and giving a period of notice, which is relatively short. The Trustees have agreed the charity should carry reserves to ensure that the charity has sufficient resources to enable costs to be covered in a period where income falls whilst another user is found.

However, during the planned work to improve facilities within the Victorian House, several structural weaknesses were discovered which required immediate rectification before the planned project could continue. The additional unforeseen costs in undertaking this work have had to be funded from reserves. In addition, the contractor for the works has submitted an invoice for costs above the quoted value. The Trustees are awaiting an explanation of this increased cost, which will also have to be funded using the Trust's reserves and may necessitate the Trust having to borrow in order to meet the payments due. The Trust has discussed this with potential lenders and has received offers of funding.

Risk Management

The major risks that the Trust may face are:

- A fall in income, should users end their use of the facilities and are not replaced by other users. However, we have a broad base of users which helps mitigate this risk.
- A lack of voluntary resources, needed to offer a service to the Community Centre users. The trustees are continually seeking to widen the volunteer base to ensure the Trust is not too dependent on a few.
- An increasing maintenance requirement as the age of the building increases. Maintenance is undertaken to minimise this risk but there is the potential for a significant need to arise from time to time.
- The inability to raise grant funding to continue to upgrade the premises to the standards expected by potential users. The trustees have been supported by, and received grants from, many charitable funders but there is no certainty for the future.



Barry Tillotson
Chairman, Admaston House Community Centre Trust

11 April 2022

INDEPENDENT EXAMINER'S REPORT

I report on the financial statements of Admaston House Community Centre Trust for the year ended 31 March 2021, which are set out on pages 5-10. I am qualified to undertake the examination by being a qualified member of the Institute of Chartered Accountants in England & Wales

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

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 Acthave 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.



Anna Richards (Senior Statutory Auditor)
for and on behalf of
Richards Associates Limited
Statutory Auditor
North Lodge
Hawkesyard
Armitage Lane
Rugeley
Staffordshire WS15 1PS

16 May 2022

STATEMENT OF FINANCIAL ACTIVITIES

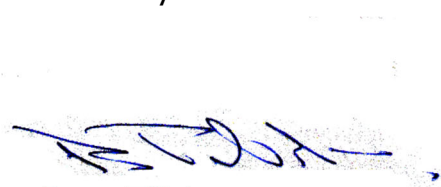
	<u>Year ended 31 March 2021</u>			<u>Year ended</u>
	<u>Unrestricted</u>	<u>Restricted</u>	<u>Total</u>	<u>31 March 2020</u>
	<u>funds</u>	<u>funds</u>		<u>Total</u>
	£	£	£	£
Income from:				
Rental Income	7,866	-	7,866	24,763
Grants and Donations	46,863	63,915	110,778	81,604
Other Income	-	-	-	222
Bank Interest	40	-	40	29
	<u>54,769</u>	<u>63,915</u>	<u>118,684</u>	<u>106,618</u>
Expenditure on:				
Leasehold improvements - Depreciation	10,374	-	10,374	10,374
Heat, Light and Power	4,725	-	4,725	9,855
Contract Services	2,323	-	2,323	4,876
Repairs and Maintenance	1,336	-	1,336	3,403
Insurances	2,300	-	2,300	2,398
Domestic materials & consumables	84	-	84	846
Water	2,490	-	2,490	1,503
Telephone and Stationery	479	-	479	527
Accountancy	291	-	291	41
Other expenses	871	-	871	2,526
	<u>25,273</u>	<u>-</u>	<u>25,273</u>	<u>36,350</u>
Net Income/Expenditure	29,496	63,915	93,411	70,268
Transfers between funds	<u>97,233</u>	<u>(97,233)</u>	<u>-</u>	<u>-</u>
Net movement in funds	126,729	(33,318)	93,411	70,268
Total Funds brought forward	559,005	46,380	605,385	535,117
Total Funds carried forward	<u>685,734</u>	<u>13,062</u>	<u>698,796</u>	<u>605,385</u>

BALANCE SHEET
Charity Registration 1078231

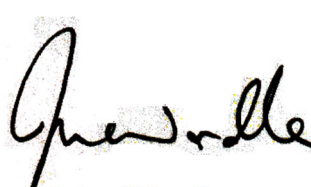
	Note	31 March 2021 £	31 March 2020 £
Fixed Assets			
Leasehold Improvements	6	692,129	511,132
Current Assets			
Debtors	7	4,488	5,324
Cash at bank and in hand		<u>25,633</u>	<u>96,334</u>
		30,121	101,658
Creditors			
Amounts falling due within one year	8	(23,454)	(7,405)
Net Current Assets		<u>6,667</u>	<u>94,253</u>
Total Net Assets		<u>698,796</u>	<u>605,385</u>
Funds of the charity			
Restricted funds	9	13,062	46,380
Unrestricted funds	10		
Designated funds		692,129	511,132
Undesignated		<u>(6,395)</u>	<u>47,873</u>
		685,734	559,005
Total Funds	11	<u>698,796</u>	<u>605,385</u>

The notes on pages 8 to 10 form part of the financial statements.

The financial statements were approved by the Trustees on 11 April 2022 and signed on its behalf by



Barry Tillotson
Chairman



John Wardle
Treasurer

STATEMENT OF CASH FLOWS

	Year ended 31 March 2021	<i>Year ended 31 March 2020</i>
	£	£
Cash flow from operating activities		
Net income as per the Statement of Financial Activities	93,411	70,268
Adjustments for		
Depreciation	10,374	10,374
Interest from investments	(40)	(29)
(Increase)/Decrease in debtors	836	5,863
Increase/(Decrease) in creditors	<u>16,049</u>	<u>4,509</u>
<i>Net cash provided by operating activities</i>	120,630	90,985
Cash flows from investing activities		
Interest from investments	40	29
Purchase/improvement of property, plant and equipment	<u>(191,371)</u>	<u>(82,355)</u>
<i>Net cash used by investing activities</i>	(191,331)	(82,326)
Change in cash and cash equivalents during the year	(70,701)	8,659
Cash and cash equivalents at the start of the year	96,334	87,675
Cash and cash equivalents at the end of the year	<u>25,633</u>	<u>96,334</u>
Analysis of cash and cash equivalents at end of year		
Cash in hand	-	50
Cash at bank	<u>25,633</u>	<u>96,284</u>
	25,633	96,334

NOTES TO THE FINANCIAL STATEMENTS

1. Accounting Policies

Accounting convention

The financial statements have been prepared under the historical cost convention

Basis of accounting

The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS102) and the Charities Act 2011. The financial statements have been prepared on a going concern basis.

Fixed Assets and depreciation

In accordance with the Statement of Recommended Practice for Charity Accounting, expenditure on leasehold improvements which will provide an ongoing economic benefit to the Trust through their contribution to the provision of goods or services by the Trust have been recorded as a fixed asset at historical cost. Depreciation is charged on leasehold improvements on a straight-line basis from their first use over the shorter of (a) the remaining period of the lease or (b) their estimated useful life of fifty years.

Funds

Unrestricted funds are incoming resources received for the objects of the charity and given/generated without any specific purpose for their use. *Restricted funds* are funds given/generated where the donor has specified, or the funds were generated, for a specific purpose. *Designated funds* are unrestricted funds which have subsequently been designated by the trustees for a particular purpose. The trustees may reassign designated funds at any time.

Grants and Donations

Grants and donations are only included in the Statement of Financial Activities when the charity had unconditional entitlement to the resources

Incoming Resources

These are recognised in the Statement of Financial Activities when,

- the charity becomes entitled to the resources
- the trustees are virtually certain they will receive the resources, and
- the monetary value can be measured with sufficient reliability

Incoming Resources with related Expenditure

Where incoming resources have related expenditure, the incoming resources and the related expenditure are reported gross in the Statement of Financial Activities

Resources Expended

Expenditure is recognised on an accruals basis as the liability is incurred. Costs are allocated between expenditure categories on the Statement of Financial Activities so as to reflect the use of the resource.

Volunteer Help

The value of any volunteer help received is not recorded in the accounts.

2. Leasehold property

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

3. Trustees remuneration and expenses

No trustee received any reimbursement of travel costs or other expenses in the current or previous year.

4. Related party transactions

No trustee had any personal interest in any contract or transaction entered into by the charity.

5. Taxation

As a charity, Admaston House Community Centre Trust is exempt from tax on income and from gains falling within section 505 of the Taxes Act 1988 or section 256 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects. No tax charges have arisen.

6. Fixed assets

<u>Cost</u>	Leasehold improvements £	Work in progress - Leasehold improvements £	Total £
At beginning of year	518,687	90,998	609,685
Additions during the year	<u>-</u>	<u>191,371</u>	<u>191,371</u>
At end of year	<u>518,687</u>	<u>282,369</u>	<u>801,056</u>
<u>Depreciation</u>			
At beginning of year	98,553	-	98,553
Charge for the year	<u>10,374</u>	<u>-</u>	<u>10,374</u>
At end of year	<u>108,927</u>	<u>-</u>	<u>108,927</u>
Net book value - beginning of the year	<u>420,134</u>	<u>90,998</u>	<u>511,132</u>
Net book value - end of year	<u>409,760</u>	<u>282,369</u>	<u>692,129</u>

Work in progress values relate to the costs incurred to-date as part of the leasehold improvement project on the Victorian House part of the Community Centre. The project was completed in May 2021.

The charity has a 125-year lease granted in 2001. This requires the charity to maintain the property, but it is rent free.

7. Debtors

	31 March 2021 £	31 March 2020 £
Accrued Income	-	61
Prepayments	1,598	2,373
Other debtors	<u>2,890</u>	<u>2,890</u>
	4,488	5,324

8. Creditors

	31 March 2021	<i>31 March 2020</i>
	£	£
Accruals	12,517	6,901
Creditors	<u>10,937</u>	<u>504</u>
	23,454	7,405

9. Restricted funds

	Balance 31 March 2020	Incoming resources	Resources expended	Balance 31 March 2021
	£	£	£	£
Building Extension	11,062	-	-	11,062
Refurbishment of original building	33,318	63,915	(97,233)	-
Other	<u>2,000</u>	<u>-</u>	<u>-</u>	<u>2,000</u>
	46,380	63,915	(97,233)	13,062

10. Unrestricted funds

	Balance 31 March 2020	Transfer between Funds	Net Income /Expenditure in year	Balance 31 March 2021
	£	£	£	£
Designated fund - fixed assets	511,132	191,371	(10,374)	692,129
Undesignated funds	<u>47,873</u>	<u>(94,138)</u>	<u>39,870</u>	<u>(6,395)</u>
	559,005	97,233	29,496	685,734

The designated fund for fixed assets represents the balance of amounts already spent by the charity on acquiring or improving assets which has yet to be charged as a depreciation expense over the remainder of the respective assets' anticipated period of economic benefit.

11. Movement in funds

	Year ended 31 March 2021		<i>Year ended 31 March 2020</i>	
	Restricted	Unrestricted	<i>Restricted</i>	<i>Unrestricted</i>
	£	£	£	£
Opening balance	46,380	559,005	48,620	486,497
Incoming resources	63,915	54,769	81,604	25,014
Resources expended	-	(25,273)	(1,489)	(34,861)
Transfers between funds	<u>(97,233)</u>	<u>97,233</u>	<u>(82,355)</u>	<u>82,355</u>
Closing balance	13,062	685,734	46,380	559,005