



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 Shawburch).

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.

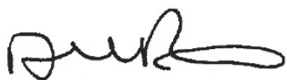
Basis of independent examiner's statement

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 -		17,936	17,936
Depreciation			
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

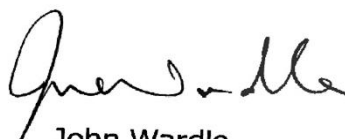
	Note	31 March 2025 £	31 March 2024 £
Fixed Assets			
Leasehold Improvements	6	717,985	735,921
Current Assets			
Debtors and Prepayments	7	4,260	6,315
Cash at bank and in hand		<u>29,110</u>	<u>20,372</u>
		33,370	26,687
Creditors			
Amounts falling due within one year	8	(49,556)	(46,788)
Net Current 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	31 March 2024
	£	£
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	31 March 2024
	£	£
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