

THE FITZROVIA COMMUNITY CENTRE LTD

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

Charity No. 1104135

Company No. 04755140

THE FITZROVIA COMMUNITY CENTRE LTD
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THE FITZROVIA COMMUNITY CENTRE LTD
LEGAL AND ADMINISTRATIVE INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2021

Company number	04755140
Charity number	1104135
Registered office	John Astor House 2 Foley Street London W1W 6DL
Board of Trustees	David A Whittleton Jairo Ouko Bee de Soto Matthew Long
Bankers	Unity Trust Bank Plc PO Box 7193 Planetary Road Willenhall WV1 9DG Metro Bank One Southampton Row London WC1B 5HA
Independent Examiner	S A Wright Accountants Office 12 19 Moorfield Road Slyfield Industrial Estate Guildford Surrey GU1 1RU

THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES
FOR THE YEAR ENDED 31 DECEMBER 2021

The Trustees of Fitzrovia Community Centre ("FCC") are pleased to submit their report and accounts for the year ended 31 December 2021.

ABOUT FITZROVIA COMMUNITY CENTRE

Based in London's West End, Fitzrovia Community Centre is a community hub which brings together local residents, businesses, public services and community organisations to share skills, talents and ideas. It provides high quality, fully accessible facilities on two floors, including a courtyard garden and a commercial standard kitchen. Our garden is an oasis of calm in an area which suffers high traffic, pollution and a lack of green space.

We aim to improve the quality of life of those who live, work and study in Fitzrovia and surrounding areas. We provide a range of health, educational, cultural, recreational and social opportunities which strengthen social links and break down barriers within and between communities. We support all members of the Fitzrovia community, prioritising those with the greatest need.

Our core programmes are:

- Children and Families - supporting early years and primary aged children and their parents.
- Seniors' Services;
- Health & Wellbeing;
- Arts, Culture & Heritage.

Many of our users are vulnerable and isolated with no family living locally and a limited support network. We provide enriching opportunities which improve the mental, physical and emotional wellbeing of our residents, and bring together people of all backgrounds. In addition to our in-house services, the Centre is host to a range of other services and activities provided by local charity partners, businesses and individuals. We are a hub for the plethora of skills and talents found in our area, for example our links with local businesses enhance our offer through specialist corporate volunteers.

We are resident-led; 84% of our staff, Trustees and volunteers live within 1.5 miles of the Centre and we have a track record in upskilling and developing local people.

We offer high quality community facilities and our rooms are available for hire by the general public for events, weddings and parties.

ACHIEVEMENTS AND PERFORMANCE

2021 began slowly, with the Centre still closed, due to the ongoing coronavirus pandemic. Staff had partially returned from furlough, but with no face-to-face services to operate, their work was much reduced. At the end of 2020 we said goodbye to Pat Tulloch, who had been Centre Director since FCC opened in its present location in 2012. While a new Centre Director was being recruited, FCC's Facilities Manager took on additional duties to cover some of the more urgent work. A new Centre Director, Donna Yay, joined FCC in March 2021. Her 20 years' experience in the voluntary and community sector (VCS) covers grant-making, capacity building, arts and young people.

THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

By April 2021, the government restrictions had eased somewhat, and it was possible to reopen the Centre, but social distancing measures remained in force, and numbers had to be kept low. This affected the type of activity FCC could restart, and room hirers were reluctant to return, since the low participant numbers made their activities unviable. Room hire was slow to pick up, and by September earned income had reached 87% that of pre-pandemic times. This had previously been one of FCC's main sources of income and this significant reduction meant that the organisation's reserves had to be used to keep the Centre open. Therefore, the main focus of effort in 2021 was on diversifying income. We are proud to report good success in fundraising during this year, through Trusts and Foundations as well as through revived relationships with key corporates based in, or with an interest in, Fitzrovia.

At the start of 2021 some of FCC's activities were delivered online, with a focus on Children & Families services to support the children's development while they were locked down and socially isolated. Our Be Heard poetry group continued to be popular, especially with older residents who were shielding. A total of 71 online sessions were delivered by staff and volunteers, reaching a total of 70 adults and 31 children.

After the Centre reopened in April we were able to provide small-scale activities for priority groups. We continued the 121 parenting support that had begun during the first lockdown for parents with specific issues such as domestic violence, or children with a special education need. As grant funding began to trickle in, we were able to restart more of our services and by Autumn we were offering a small range of activities for children, adults and older people. Having said that, the Omicron variant's arrival before Christmas did present its challenges.

Summary of Achievements in 2021:

- Recruited a new Centre Director
- Expanded the Trustee Board to 4 members
- Successfully reopened the Centre after lockdown in April 2021
- Conducted a strategic review and refined our core purpose and focus for the next 3 years
- Restarted 2 dormant programme strands – Seniors' Services and Arts, Culture & Heritage
- Piloted the Fitz Friends community café
- Hosted a Fitzrovia Arts Festival music concert in honour of the NHS
- Secured a total of £113,195 in restricted income through 8 grants - our first significant grants in 3 years. The majority of this funding will be received and expended in 2022 and subsequent years.

Numbers

- 358 people attended FCC's services and activities
- 190 sessions were delivered across 10 services/activities
- Centre users made 1,505 attendances in total; an average of 4.2 visits per person
- 11 volunteers gave their time and skills to help us deliver activities, look after the garden and welcome visitors at reception
- 7 community partners delivered activities and services at FCC, providing our local community with services around addictions, eating disorders, health & wellbeing, arts and culture, faith and education

THE FITZROVIA COMMUNITY CENTRE LTD

REPORT OF THE DIRECTORS/TRUSTEES (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

- FCC's rooms were hired by 17 community groups/public bodies, 8 businesses, and 9 individuals, demonstrating the value of our facilities to the local area

FCC STRATEGY 2021-24

At our 2021 Strategy Day, held in April, we ran workshops for staff, volunteers and Trustees to review FCC's current position and the focus of its work.

Vision

Happy and healthy Fitzrovians are valued for the part they play in their community.

Mission

We are a hub that brings together people, organisations and businesses to share, learn and contribute to a brighter, more connected Fitzrovian future.

Values

We are:

- Welcoming
- Connecting
- Community-led and -focused
- Positive
- Nurturing

Overall aim

Improved quality of life for all those who live, work and study in Fitzrovia.

Outcomes

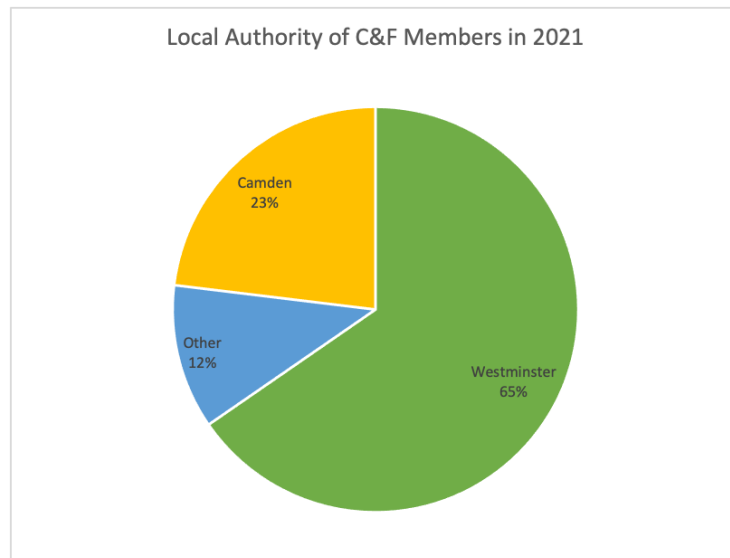
1. The Fitzrovia community is more connected, with FCC and within itself
2. Increased sense of belonging within the local area
3. Increased physical, mental and emotional wellbeing of local people
4. Increased opportunity for all members of the community to grow and develop

WHO WE SUPPORTED IN 2021

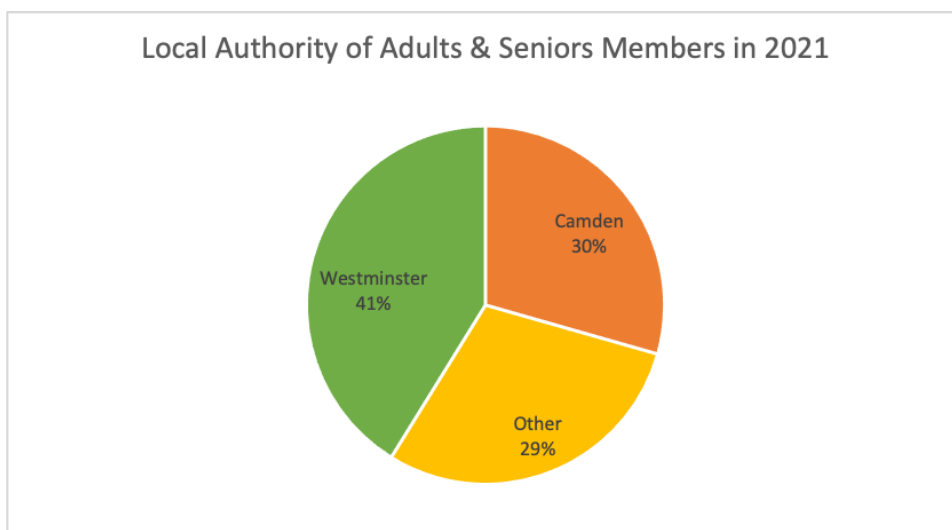
Local Authority

We collected information on all existing and new FCC users in 2021. We had a total number of 358 users, of which 70 were new users (not including their children). 65% of Children and Families users are based in Westminster, and only 23% are from Camden, which may be due to funding from Westminster Foundation and Westminster Council's West End ward budget. Previously we have seen higher numbers from Camden, so this is a good sign that we are getting more support from Westminster. However, as a Camden community centre, we recognise we need to increase outreach on the Camden side of Fitzrovia.

THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021



By contrast, 41% of users who participated in our adults' programmes were from Westminster, and 30% were from Camden, which is more closely aligned to FCC's core purpose. We were surprised to see users travelling from as far as Kingston-upon-Thames.



Gender

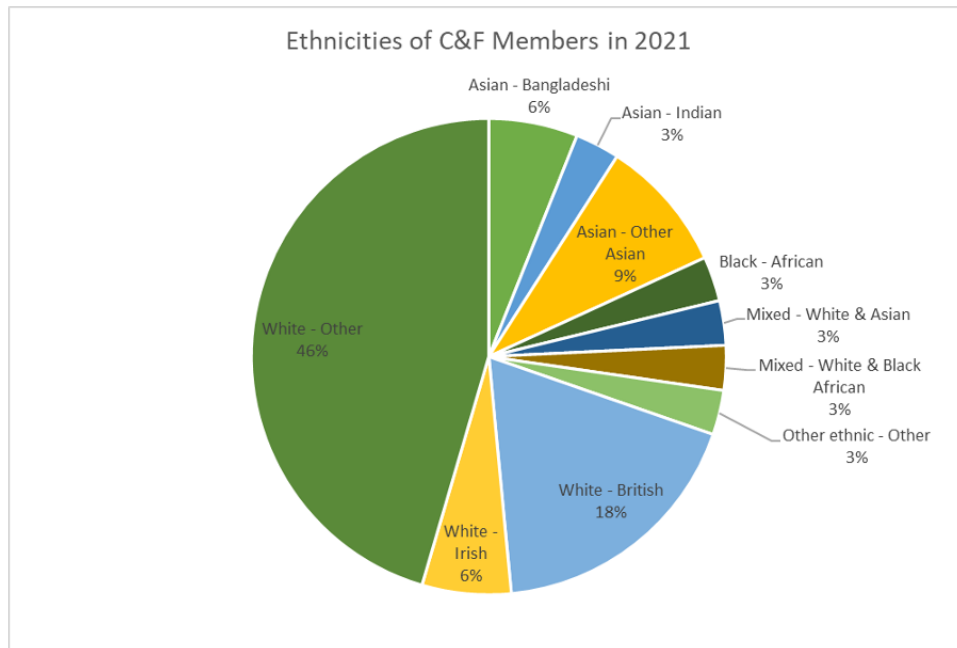
We were disappointed but unsurprised to find that the gender breakdown of centre users is heavily skewed towards women. Altogether, only 15% of our service users in 2021 were male, and 85% female. We have been continuing our work with local mothers but were hoping to address our lack of male-oriented services, for example through a dad's group. Feedback from male voters at the two election days in 2021, where FCC was used as a polling station, was that the general feeling amongst men was that they had no 'need' to come to FCC, demonstrating a perception amongst our male residents that community centres provide services to those who need support. Whilst this is true, it does highlight the need for targeted marketing to better present the full range of services we provide.

Ethnicity

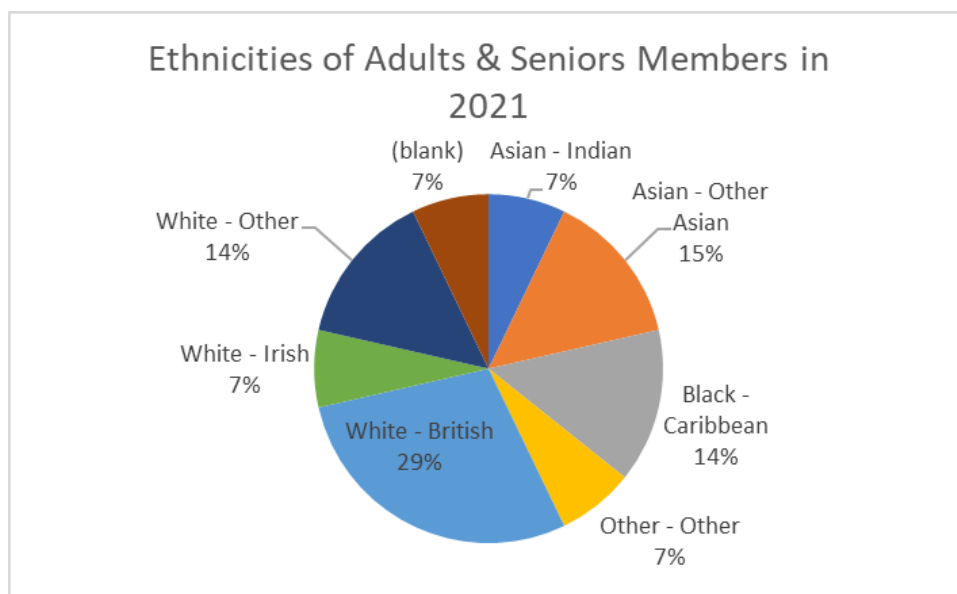
The breakdown of ethnicities of Children & Families service users is 82% BAME and 18% 'White British'. The largest ethnic group is 'White Other', which includes white Eastern and Western Europeans. This is a good

THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

example of how having large ethnic group categories is not helpful, however we do use the same categories as ONS in the national census.



64% of users who attended our adult programmes in 2021 were BAME, with 29% White British and 7% not responding. Across all of our services, the number of Bangladeshi users was very low, compared with the local population.



Socio-economic status

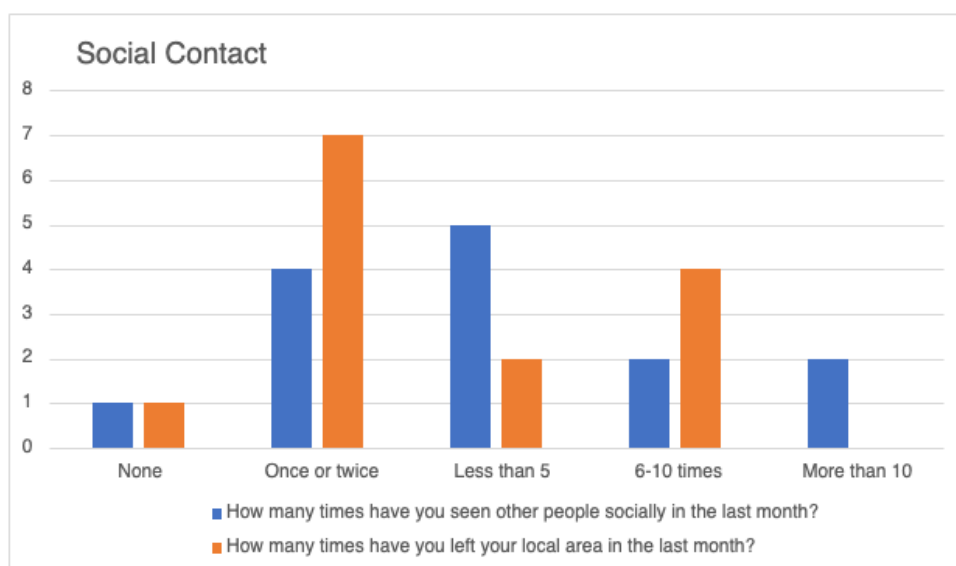
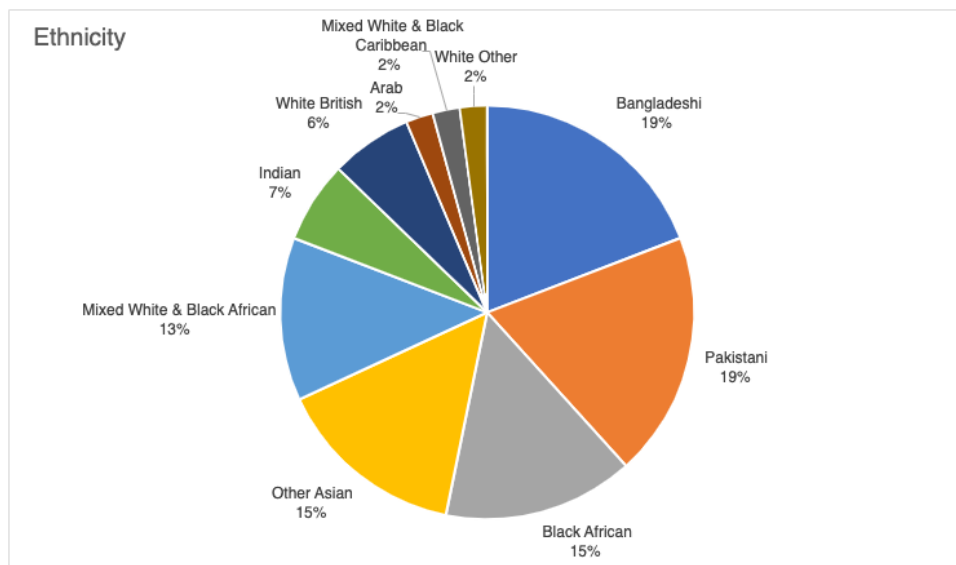
43.5% of our centre users were from the 40% most deprived areas in the UK. Just over half were from the 50% least deprived areas, demonstrating that FCC is successful in reaching a broad demographic, therefore going some way to achieving its mission to be the hub for all members of the community. There exists within Fitzrovia, stark contrasts within neighbourhoods between socio-economic groups, and even when a lower

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REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

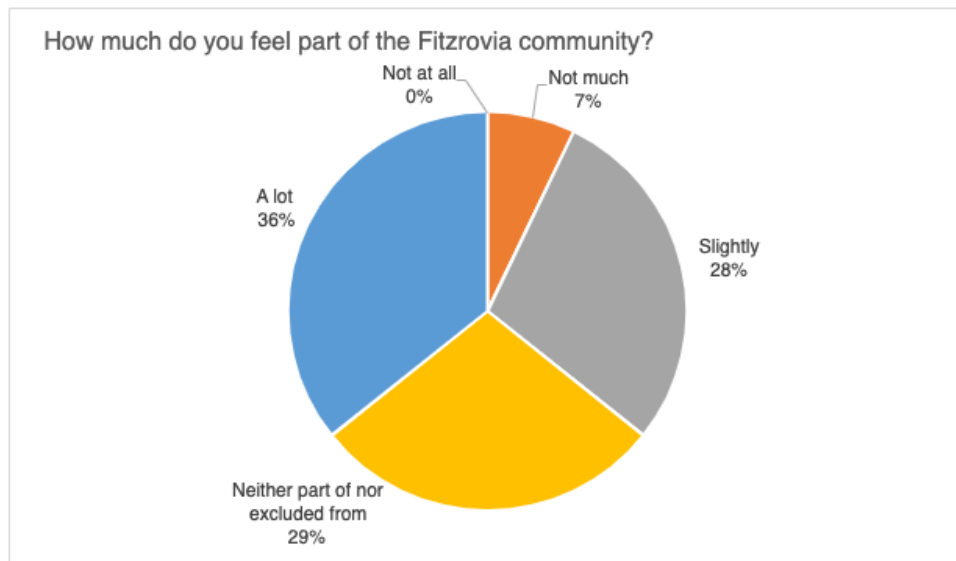
super output area (LSOA – the area used by the Indices of Deprivation based on an average of 1,500 residents) is rated as being fairly affluent, there can be pockets of deprivation within it. Anecdotally, we know that many of those who use our services struggle financially. We are making improvements to our data collection system in 2022 to record the number of users on a low-income (i.e. in receipt of a means-tested benefit).

Detailed Analysis – Brighton Beach Trip August 2021

For our Summer trip to Brighton in 2021, we received grant funding to target socially isolated low-income families and conducted more detailed monitoring and evaluation. 73% were on a low income, only 7% had a garden and only 20% used other community centres or services.



THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021



Thanks to our donors and supporters

We would like to thank our funders, the National Lottery Community Fund, St Andrew's Holborn, Westminster Council and Edward Harvist Trust; our donors, Whitt's End Consulting Ltd, Regent's Place; our supporters, Arup Group, G-Research; and our collaborators, Open Age, Fitzrovia Arts Festival (Rebecca Hossack Gallery), Westminster Kingsway College, and Westminster Children's Centres.

THE FITZROVIA COMMUNITY CENTRE LTD
REPORT OF THE DIRECTORS/TRUSTEES (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

FINANCIAL REVIEW

The results of the year's operation are set out in the attached financial statements. The net movement in funds for the year resulted in a deficit of £(108,198) and £(82,521) for 2020. The retained reserves at 31 December 2021 amounted to £37,876 and £146,074 for 2020 respectively.

Included in the retained reserves above is unrestricted (General) fund of £37,876 surplus. The trustees have been aware of the need to comply with good practice guidelines on free reserves and The Fitzrovia Community Centre Ltd policy is included in the notes to the accounts.

RISK MANAGEMENT

The trustees have examined the major risks which The Fitzrovia Community Centre Ltd faces and believe that maintaining our free reserves at a reasonable level, and a strong bank balance, combined with our annual review of the controls over key financial systems, will provide sufficient resources in the event of further adverse conditions. The trustees have also examined other operational and business risks which we face and confirm that they have established systems to mitigate the significant risks.

FUNDS AVAILABLE

The present level of funding, and the progress made in the first part of 2022, are adequate to support the continuation of the Company operations for the medium term, and the trustees consider the financial position of the Company to be satisfactory.

Reserves policy

The proposed value of the centre's reserves is six months' running costs, including closure costs, although we are currently running below this. This is driven by the lead time involved in securing long term future funding.

Reserves are made up of the unrestricted funds. Unrestricted funds can be spent on the charity's general charitable objectives as needed. The reserves policy will be reviewed annually in conjunction with the annual financial statements.

VOLUNTEERS

The Fitzrovia Community Centre Ltd recognises the significant contributions made by volunteers.

THE FITZROVIA COMMUNITY CENTRE LTD

STATEMENT OF DIRECTORS'/TRUSTEES' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2021


The Directors, who are also the Trustees of the Company, are required to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Company at the end of the year and of its financial activities during the year then ended. In preparing those financial statements, the Trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable standards and statement of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the project will continue in operation.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Companies Act 2006. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

The above report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime as set out in Part 15 of the Companies Act 2006 and in accordance with the Charities SORP (FRS 102).

Signed on behalf of the Board of Directors/Trustees

Signed 

Date 28/10/2022

Print Name David Arthur Whittleton

Position Chair of the Board of Trustees

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE FITZROVIA COMMUNITY CENTRE LTD
FOR THE YEAR ENDED 31 DECEMBER 2021

I report on the accounts of the charity, which are set out on pages 14 to 15.

Respective responsibilities of trustees and examiner

The Company's Directors, who are also the charity's trustees, are responsible for the preparation of the accounts. The charity's trustees consider that although no audit is required for this year under section 144 of the Charities Act 2011 (the Charities Act), they have nevertheless concluded that an independent examination is desirable.

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 report

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 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
- prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: 

Date: 27/10/.....2022

S A Wright Accountants
Office 12
19 Moorfield Road
Slyfield Industrial Estate
Guildford
Surrey
GU1 1RU

THE FITZROVIA COMMUNITY CENTRE LTD

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	Unrestricted Fund £	Restricted Fund £	2021 Total Fund £	2020 Total Fund £
Incoming Resources					
Donations and legacies	1	2,318		2,318	0
Charitable Activities	2	28,237	3,169	31,406	61,699
Rent and Room Hire		65,500		65,500	4,520
Other Income		1,521		1,521	1,210
Job Retention Scheme			10,170	10,170	48,316
Investment income	1			0	0
Total Incoming Resources		97,576	13,339	110,915	115,745
Resources Expended					
Charitable activities		205,774	13,651	219,425	171,967
Governance		0	0	0	26,299
Total Resources Expended		205,774	13,651	219,425	198,266
Net Movement In Funds		-108,198	-312	-108,510	-82,521
Total Funds Brought Forward		146,074	0	146,074	228,595
Total funds carried forward		37,876	-312	37,564	146,074

THE FITZROVIA COMMUNITY CENTRE LTD**BALANCE SHEET****AS AT 31 DECEMBER 2021**

	Notes	2021 £	2020 £
Current assets			
Debtors	3	16,449	17,324
Cash and bank		171,493	225,775
		187,942	243,099
Creditors: amounts falling due within one year	4	150,377	97,025
Net current assets		37,565	146,074
Total assets less current liabilities		37,565	146,074
Net assets		37,565	146,074
REPRESENTED BY FUNDS:			
Restricted funds		0	0
Unrestricted funds		37,565	146,074
Total funds		37,565	146,074

Audit exemption statement

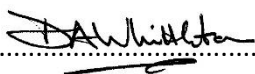
For the twelve months ending 31st Dec 2021, the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

The members have not required the company to obtain an audit of its accounts for the period in question in accordance with section 476.

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

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime. The directors (and charity trustees) declare that they have approved the accounts above and signed on behalf of the Directors and charity Trustees:

Signed 

Chair of the Board of Trustees

Date 28/10/2022

THE FITZROVIA COMMUNITY CENTRE LTD
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

1. ACCOUNTING POLICIES

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Basis of preparation

The financial statements have been prepared under the historical cost convention, with the exception of listed investments which are included at their market value. The financial statements have been prepared in accordance with the Accounting and Reporting by Charities: Statement of Recommended Practice, applicable to charities preparing their accounts in accordance with the Financial Reporting Standard FRS102 and the 2006 Companies Act.

Going concern

The financial statements have been prepared on a going concern basis.

The trustees assess whether the use of going concern is appropriate i.e. whether there are any material uncertainties related to events or conditions that may cast significant doubt on the ability of the Charity to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

Income and endowments

Voluntary income including donations, gifts, legacies and grants that provide core funding or are of a general nature is recognised when the Charity has entitlement to the income, it is probable that the income will be received, and the amount can be measured with sufficient reliability.

Donations and legacies

Donations and legacies are recognised on a receivable basis when receipt is probable and the amount can be reliably measured.

Investment income

Interest is included when receivable by the charity.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category: Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources, with central staff costs allocated on the basis of time spent, and depreciation charges allocated on the portion of the asset's use. Other support costs are allocated based on the spread of staff costs.

All resources expended are inclusive of irrecoverable VAT.

THE FITZROVIA COMMUNITY CENTRE LTD

NOTES TO THE FINANCIAL STATEMENTS (continued)

FOR THE YEAR ENDED 31 DECEMBER 2021

Charitable activities

Charitable expenditure comprises those costs incurred by the Charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Taxation

The Charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

Accordingly, the Charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Trade debtors

Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the Charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Creditors and provisions

Creditors and provisions are recognised where the charity had a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts.

Fund accounting

Unrestricted income funds are general funds that are available for use at the trustee's discretion in furtherance of the objectives of the Charity.

2. CHARITABLE ACTIVITIES AND GOVERNANCE COSTS

Those costs that relate to day-to-day charitable activities are now allocated under charitable activities. Governance costs include legal compliance including accountancy and independent examination, servicing the board and strategic management are now charged and included in the charitable activities.

THE FITZROVIA COMMUNITY CENTRE LTD
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2021

Taxation

The charity's activities fall within the exemptions afforded by the provisions on the Income and Corporation Taxes Act 1988. Accordingly, there is no taxation charge in these accounts.

Staff

No member of staff was paid over £60,000. The average number of staff during the year was three FTE. The charity also employs sessional workers for classes and consultants for specialist tasks.

3. DEBTORS

	2021
	£
Sundry Customer Debtors	14,839
Prepayments and accrued income	1,610
	<u>16,449</u>

4. CREDITORS

	2021
	£
Sundry Creditors	25,005
Other taxes and social security	2,644
Other Creditors	16,774
Deferred Income	72,688
Accruals	33,266
	<u>150,377</u>

5. GOING CONCERN

The directors/trustees have a reasonable expectation that the charity will continue in operational existence for the foreseeable future and have therefore used the going concern basis in preparing the financial statements. The trustees keep the income and expenditure of the charity under review and will change the operating model accordingly.

6. COMPANY LIMITED BY GUARANTEE

The Fitzrovia Community Centre Ltd is a company limited by guarantee and accordingly does not have a share capital. Every member of the company undertakes to contribute such amount as may be required not exceeding £1 to the assets of the charitable company in the event of it being wound up while he or she is a member, or within one year after he or she ceases to be a member.

7. STRUCTURE, GOVERNANCE AND MANAGEMENT GOVERNANCE DOCUMENT AND CONSTITUTION

The Charitable Company is established under the Companies Act and is governed by its Memorandum and Articles of Association. In all activities the Company is mindful of its statutory duties with regards to public benefit and adheres to the Charity Commission's General Guidance on the Public Benefit requirement.

The Centre's governance structure comprises an elected board of trustees, who are also its members, which is responsible for governing the association.

The systems operated within the Centre which are designed to provide mitigation and assurance against loss include:

- Strategic and operational plans subject to annual review
- Annual budget forecast
- Identification and management of risk
- Periodic review of policies

8. POST-BALANCE SHEET EVENTS

The COVID-19 pandemic has continued to have a significant impact on the operations of the charity. Income has taken time to be re-established to former levels. The deficit at end 2020 has been repeated in 2021, but it is clear to the Trustees that 2022 will be a surplus year.

9. TRUSTEE SELECTION AND MANAGEMENT

The Centre's board comprises Directors/Trustees including the Chair, who meet a minimum of four times per year, with the provision of additional meetings if necessary. The Trustees have overall responsibility for ensuring the organisation operates an appropriate system of controls financial or otherwise.

The Centre Director has overall responsibility for the Centre's day-to-day operations, including overall direction and development.

10. CHARITABLE OBJECTS

To promote the benefit of the inhabitants of Fitzrovia (defined as people who live and /or work in Fitzrovia which is bounded by Oxford Street/New Oxford Street to the South, Gower Street to the east, Euston Road to the north, and Great Portland Street on the west and its environs) of the neighbourhood (hereinafter called area of benefit) without distinction of gender, sexual orientation, ethnicity or political, religious or other opinions, by associating together the said inhabitants and the local authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare, for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants; To establish, or secure the establishment of a community centre and to maintain and manage the same (whether alone or in co-operation with an authority or other person or body) in furtherance of the objects.