

DEAL AND WALMER COMMUNITY ASSOCIATION
Company No. 05170251
Charity No.1105711
Registered office: The Landmark Centre, 129 High Street, Deal CT14 6BB

RERORT OF THE TRUSTEES &
UNAUDITED FINANCIALSTATEMENTS
FOR THE YEAR ENDED 31st OCTOBER 2025

The trustees who are also directors of the charitable company for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31st October 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK (FRS102) effective from 1/1/2019.

Objectives and aims

To promote the benefit of the inhabitants of Deal and Walmer in the county of Kent and the neighbourhood without distinction of sex or political, religious or other opinions by associations and inhabitants 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 objective of improving the conditions of life for said inhabitants. To establish or to secure the establishment of a community centre and to maintain and manage or to co-operate with any local statutory authority in the maintenance of such a centre for activities promoted by the charitable company.

Charitable activities

The hiring out of the Richardson Hall has been particularly popular for dance and exercise classes. The Cleary Hall has attracted those interested in more sedate activities of a wider variety. The Hollingworth Hall has been less frequented but favoured by theatrical and musical groups while recent effort to promote bookings for more evening events have begun to show promise. Craft and similar fairs using more than one hall have generated significant footfall. Use of Hallmaster for bookings has improved record keeping and invoicing.

The cafe continues to provide space for informal socialising and hot drinks and food, their users being mainly at the older end of the age range and regulars coming from shorter distances. Takings should provide an income stream towards the upkeep of the overall building.

Finance

At the start of the period the charity was cash flow insolvent but given the capital asset of the building would cover outstanding debts the trustees considered it was in the best interests of all stakeholders to keep The Landmark Centre open while they explored ways to balance income and expenditure. At all times there was sufficient prospect of achieving that, even though it took longer than anticipated to conclude arrangements. Onerous gas & electricity bills were renegotiated and repayment plans agreed with utility companies, HMRC and other creditors. Additional loan finance was arranged with the mortgagee, district council and a private benefactor, grants successfully requested from local councils and fundraising events and appeals raised additional funds to meet those repayments and begin the process of bringing the condition of the building back to meeting health and safety standards and appealing to additional users to provide the regular income needed to cover running costs. Towards the end of the period a Centre Manager was employed to ensure that the café and bar function in a manner to cover the additional costs imposed by government changes to National Insurance and living wage increases and generate surpluses sufficient for The Landmark Centre to pay its way.

The charity's subsidiary company Spires Hospitality (Deal) Ltd was abandoned at the beginning of the year with the existing directors placing it into insolvent dissolution. During the year the bar has been operated through a new subsidiary Twin Spires Deal Limited. It wasn't until the latter part of the period, following a change of manager and a refurbishment by volunteers that trading margins were achieved to contribute to the running costs of the whole building. The bar remained busy as another space for informal socialising while it's downmarket reputation that had had an adverse impact of potential users of other spaces began a transformation and attracted a large and more diverse user base during weekend live music events.

Although repayable on demand, private lenders have acknowledged repayments cannot begin until utility bills and HMRC are up to date. The only reserve the charity has is in the capital value of the freehold building.

Governance

At the start of the period four new trustees answered a call for volunteers and the previous trustees stood down. The scale of the financial challenges facing the charity has taken all available time, leaving no resource to return to the membership model described in the governing document.

Trustees were

Dr S B Williams (resigned 15/11/24)

M V Carnall (resigned 30/11/24)

G J Kemp

P D Jull (from 8/11/24)

M Turner (from 20/11/24)

K C Underwood (from 20/11/24)

DEAL AND WALMER COMMUNITY ASSOCIATION

STATEMENT OF FINANCIALACTIVITIES
1st NOVEMBER 2024 to 31st OCTOBER 2025

	Unrestricted Funds	Restricted Funds	Endowment Funds	2025 Total Funds	2024 Total Funds
Donations & legacies					
Charitable activities					
The Landmark Centre	54977			54977	52708
Cafe income	69532			69532	57616
Donations/ Fundraising	8787			8787	
Grants	7500			7500	
Other rent	5007			5007	51450
Other Income	873			873	
Interest received	56			56	2
	<u>146732</u>	<u>0</u>	<u>0</u>	<u>146732</u>	<u>161776</u>
Expenditure					
The Landmark Centre	96480			96480	85877
Cafe	72174			72174	59714
Other	28768			28768	40445
	<u>197422</u>	<u>0</u>	<u>0</u>	<u>197422</u>	<u>186036</u>
Net Expenditure	<u>-50690</u>	<u>0</u>	<u>0</u>	<u>-50690</u>	<u>-24260</u>
Funds brought forward	-126469		385758	259289	283657
Prior year adjustment					-108
Funds carried forward	<u>-177159</u>	<u>0</u>	<u>385758</u>	<u>208599</u>	<u>259289</u>

DEAL AND WALMER COMMUNITY ASSOCIATION

BALANCE SHEET 31st OCTOBER 2025

	Unrestricted Funds	Restricted Funds	Endowment Funds	2025 Total Funds	2024 Total Funds
Fixed Assets					
Land & Buildings			385758	385758	385758
Furniture & Equipment	3355			3355	
Investment in Susidiary	6000			6000	10
	<u>9355</u>	<u>0</u>	<u>385758</u>	<u>395113</u>	<u>385768</u>
Current Assets					
Stock	350			350	350
Debtors	25670			25670	104707
Cash at bank & in hand	23436			23436	2591
	<u>49456</u>	<u>0</u>	<u>0</u>	<u>49456</u>	<u>107648</u>
Creditors					
Banks	0			0	4775
Amounts due within one year	158746			158746	150891
	<u>158746</u>	<u>0</u>	<u>0</u>	<u>158746</u>	<u>155666</u>
Net Current Liabilities	<u>-109290</u>	<u>0</u>	<u>0</u>	<u>-109290</u>	<u>-48018</u>
Loans due after one year	77224			77224	54093
	<u>-177159</u>	<u>0</u>	<u>385758</u>	<u>208599</u>	<u>283657</u>

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

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

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.

The accounts have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions applicable to companies subject to the small companies' regime.

The average number of employees during the financial year was 6.

The financial statements were approved by the Board of Directors on 27/11/2025 and were signed on its behalf by **PD Jull**



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

Charity Name

Deal and Walmer Community Association

On accounts for the year ended

31/10/2025

Charity no (if any)

105711

Set out on pages

(remember to include the page numbers of additional sheets)

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 /10 / 2025**.

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in

carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

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

Signed:

Amanda Tancock

Date:

17/11/2025

Name:

Amanda Tancock

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

Address:

74 Hyton Drive, Deal, Kent CT14 9WG

Section B

Disclosure

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).