

ISLAND HOUSE COMMUNITY CENTRE

**ANNUAL REPORT
AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31ST DECEMBER 2024**

CHARITY REGISTRATION No: 1110519

Independent Examiners Ltd
2 Broadbridge Business Centre
Delling Lane
Bosham
West Sussex
PO18 8NF

ISLAND HOUSE COMMUNITY CENTRE

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SECTION A – REFERENCE & ADMINISTRATION DETAILS

Charity Name Island House Community Centre

Charity Number 1110519

Principal Address Island House Community Centre
Roserton Street,
Isle of Dogs
London
E14 3PG

Managing Trustees

Jane Dance (until May 2024)
Thomas Georgiou
Robert Lambden
Kristin Papasolomontos
Joan Rock
Dinah Rodell
Sarah Sauvat (until September 2024)

SECTION B – STRUCTURE, GOVERNANCE & MANAGEMENT

Governing Document Declaration of Trust originally dated 30th June 2005, as amended on 10th February 2016

Legal Status Unincorporated

Trustee Selection Method Appointed by the existing trustees

Additional Information The Trustees meet at least four times a year are not remunerated by the Charity for their work.

Legal ownership of the Charity's land and building is vested in the URC Thames North Trust who continue as the Custodian Trustee for the Charity.

SECTION C – OBJECTIVES & ACTIVITIES

Charitable Objects

- Promote the benefit of the inhabitants of the Isle of Dogs and the surrounding area by associating together the said inhabitants and the local authorities, voluntary and other organizations in a common effort to advance education and to provide facilities in the interest of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants, and

- Advance the Christian religion.

Activities

- We continued to provide an expanding program of services within our themes of Community Health, Community Hub, and Community Skills.
- Within **Community Health** we offered a selection of activities designed to improve mental and physical wellbeing, including our projects REFRESH (offering a range of mindfulness and exercise classes to improve mental and physical health), SENIORS (providing a selection of classes and activities to address loneliness and improve wellbeing of older people), and BILLY'S PANTRY (offering emergency food bags to those in need).
- As a valued **Community Hub**, we continued to provide a base for our partner tenants (Island Advice Centre and Quaystone church), regular community activities (e.g., gymnastics and yoga classes), and other individuals and community groups, as well a home for our portfolio of community projects. We were sorry to say goodbye to Quaystone Christian Church when they moved to new premises in December 2024.
- An expanding **Community Training** theme includes our SKILLS project, delivering an integrated program of language, employability, and digital skills training to disadvantaged people, often non-English speaking BME women. Effectively improving their prospects of employment or quality of living, we also provide support and training for daily tasks that are now online, such as travel cards, pension credits, council tax reductions and energy rebates through DIGITAL DAY, in partnership with Island Advice Centre. Addressing this digital poverty is especially needed during the ongoing cost-of-living crisis.

Public Benefit

- Our strategies and activities are developed in direct relationship to our charitable aims and meet the identifiable needs of the general public within our area of benefit.

Volunteer Contribution

- Our work has always relied heavily on volunteers, and although we benefitted from a working party from Barclays who decorated the corridor and offices, we did not secure any regular volunteers.

SECTION D – ACHIEVEMENTS & PERFORMANCE

Billy's Pantry

- 206 parcels were provided (average of 17 per month) to those in need
- Demand decreased 37% from 2023 (despite increased outreach)

Digital Day

- 465 clients were seen at 44 weekly sessions
- Average weekly attendance increased 25% from 8 (January) to 10 (December), peaking at 18 (October) which is a 400% increase from December 2023.
- 70% of clients (Oct-Dec) reported increased confidence and reduced digital exclusion

Refresh

- 2,559 attendances (+68% from 2023) at free weekly Boxercise, Pilates & Yoga classes
- Average weekly attendance of 64 people (+64% from 2023)
- 187 sessions (+21% from 2023)

Seniors

- 1,320 attendances (+22% from 2023) at free choir, craft & exercise sessions
- Average weekly attendance of 31 people (+30% from 2023)

Skills

- 33 students were enrolled onto Level 1 and Level 2 ESOL classes (with 8 on the waiting list)
- 57 new clients were supported (not counting Digital Day)
- 12 clients regularly attended weekly digital skills classes (+33%)
- 25 clients completed online training in health and social care or first aid
- 60 clients were assisted with CV writing, job searches and applications (+13%)
- 7 clients were supported into jobs and 4 referred to further training
- 12 clients attended weekly conversations classes (+33%)
- 2 volunteers provided over 300 hours of support

Financials

- Income increased 53% from £176,000 (2023) to £260,086
- Grant income increased 81% from £94,000 (2023) to £170,000
- Rental income increased 56% from £25,000 (2023) to £39,000
- The year ended with a surplus of £9,561 for the first time since 2016!

Social Media

- Facebook - reach increased 47% to 28,200, with visits (+100%) and interactions (+140%)
- Instagram - reach, visits and interactions all increased 100%

Staffing

- Our staff team changed slightly:
 - Paul Rogers (Centre Director)
 - Amanda Newbury (Facilities & Operations Manager)
 - Cathy Weir (Projects Manager)
 - Dymphna Dale (Finance Officer)
 - Azka Mia (Digital Skills Assistant) – from October 2024

Rentals

- Rental income increased 56% from £25,000 (2023) to £39,000, which was a testament to Amanda's publicity and marketing, considering the reduced tenancy income.

Premises

- The Quinquennial Survey was done in May 2024, and works were agreed for 2025.
- The first-floor toilets were refurbished, the lights throughout the building were upgraded to LED bulbs, all paid for by specific grants.

SECTION E – FINANCIAL REVIEW

Reserves Policy

- In 2021 the Trustees had reduced the level of additional unrestricted reserves from 6 months core operating expenses to 3 months temporarily due to the situation regarding Community Parents and financial uncertainty. We are working to increase these again as soon as possible.

Principal Sources of Funding

Grants Awarded for 2024		General	Digital	Pantry	Refresh	Seniors	Skills
09-Jan	City Bridge Trust					1,720	
19-Jan	MCGP (Digital Day)		6,250				
12-Feb	Hill Dickinson Foundation			2,500			
13-Feb	MCGP (Seniors)					6,250	
22-Feb	Housing Association Consortium						5,000
21-Mar	Tackling Pensioner Poverty						10,000
28-Mar	City Bridge Trust					1,720	
08-Apr	Albert Hunt	2,000					
12-Apr	B&Q Foundation (Neighbourly)	10,000					
19-Apr	MCGP (Digital Day & Seniors)		6,250			6,250	
02-May	Landsec Futures Community Grant (CAF)	2,000					
03-May	Poplar HARCA - Just Say Hello						1,020
21-Jun	The National Lottery (Awards for All)						20,000
30-Jun	City Bridge Trust					1,720	
02-Jul	Skipton Charitable Foundation	1,500					
17-Jul	Anton Jurgens Charitable Trust						10,000
23-Jul	MCGP (Digital Day & Seniors)		6,250			6,250	
26-Jul	Riverside OHG Community Chest						10,080
21-Aug	Isle of Dogs Grant Chest				8,500		
23-Aug	Mount Anvil (year 2 of 3)				6,000		5,000
01-Oct	City Bridge Trust					1,720	
18-Oct	MCGP (Digital Day & Seniors)		6,250			6,250	
06-Nov	Bernard Sunley	3,000					
25-Nov	The Clothworkers' Foundation	14,000					
28-Nov	Charles S. French Charitable Trust	2,000					
	169,480	34,500	25,000	2,500	14,500	31,880	61,100

SECTION F – OTHER OPTIONAL INFORMATION

- None

SECTION G - DECLARATION

TRUSTEES RESPONSIBILITIES


The Charities Act 2011 require the trustees to prepare financial statements for each financial year. 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;
- Prepare financial statements on the going concern basis unless it is inappropriate to presume that the trust will continue in existence.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the trust. They are also responsible for safeguarding the assets of the trust and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees declare that they have approved the report above.

Signed on behalf of the trustees by

Signature: 

Full Name: Morlai Kargbo, FCCA

Position: Treasurer

Date : 31/05/2025

ISLAND HOUSE COMMUNITY CENTRE

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustees of Island House Community Centre on the accounts for the year ended 31st December 2024 set out on pages 9 to 17.

Respective responsibilities of trustees and examiner

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

It is my responsibility to:

- examine the accounts under section 145 of the Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 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 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 trustees have not met the requirements to ensure that:
 - proper accounting records are kept (in accordance with section 130 of the Act); and
 - accounts are prepared which agree with the accounting records and comply with the accounting requirements of the Act; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

K Gomes MAAT FCIE
Independent Examiners Ltd
Unit 2,
The Broadfields Business Centre
Delling Lane, Bosham
W. Sussex
PO18 8NF

Signed : 
Date : 23.6.25

**ISLAND HOUSE COMMUNITY CENTRE
STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2024 £	TOTAL 2023 £
INCOME AND ENDOWMENTS FROM:					
Donations and Legacies	4a	37,279	134,980	172,259	96,549
Trading Activities	4b	88,547	0	88,547	79,723
TOTAL INCOME		125,826	134,980	260,806	176,272
EXPENDITURE ON:					
Charitable Activities	5	185,434	65,811	251,245	198,377
TOTAL EXPENDITURE		185,434	65,811	251,245	198,377
NET INCOME/ EXPENDITURE		-59,608	69,169	9,561	-22,105
Total Funds Brought Forward		31,394	21,782	53,176	71,393
Unrealised Gains/Losses on Revaluation of Investments	3	1,468	0	1,468	3,888
Overhead & General Transfers	7	43,264	-43,264	0	0
TOTAL FUNDS CARRIED FORWARD		16,518	47,687	64,205	53,176

Movements on all reserves and all recognised gains and losses are shown above. All of the organisation's operations are classed as continuing.

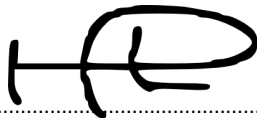
The notes on pages 11 to 17 form part of these financial statements.

ISLAND HOUSE COMMUNITY CENTRE

BALANCE SHEET AS AT 31ST DECEMBER 2024

	Notes	Unrestricted Funds £	Restricted Funds £	31-Dec-24 Total £	31-Dec-23 Total £
Fixed Assets					
Investments	3	10,999	11,291	22,290	42,822
Fixtures & Fittings	2	622	0	622	830
Current Assets					
Debtors	9	2,460	0	2,460	11,866
Cash at bank and in hand	6	7,200	36,396	43,596	2,157
Total Current Assets		9,660	36,396	46,056	14,023
Creditors: amounts falling due within one year	10	4,763	0	4,763	4,499
NET CURRENT ASSETS		4,897	36,396	41,293	9,524
TOTAL ASSETS less current liabilities		16,518	47,687	64,205	53,176
NET ASSETS	8	16,518	47,687	64,205	53,176
General Funds		16,518	0	16,518	31,394
Designated Funds	7	0	0	0	0
Restricted Funds	7	0	47,687	47,687	21,782
Total Funds		16,518	47,687	64,205	53,176

Approved by the Trustees on 31/05/2025 and



Signed on their behalf by (Trustee)

Morlai Kargbo, FCCA

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024

1. ACCOUNTING POLICIES

Incoming Resources

Recognition of Incoming Resources

These are included in the Statement of Financial Activities (SOFA) 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 (as with fundraising or contract income) the incoming resource and related expenditure are reported gross in the SOFA.

Grants and Donations

Grants and Donations are only included in the SOFA when the charity has unconditional entitlement to the resources.

Grants with performance conditions

Where the charity receives grants with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SOFA once the charity has provided the specified service or output.

Grants receivable without performance conditions

These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to a grant which remain in control of the charity.

Tax reclaims on Donations and Gifts

Incoming resources from tax reclaims are included in the SOFA during the same period as the gift to which they relate.

Contractual Income and Performance Related Grants

This is only included in the SOFA once the related goods or services has been delivered.

Gifts in Kind

Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SOFA as incoming resources when receivable.

Donated Services and Facilities

These are only included in incoming resources (with an equivalent amount in resources expended) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the charity.

Volunteer Help

The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.

Investment Income

This is included in the accounts when receivable.

Investment gains and losses

This included any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST DECEMBER 2024

Expenditure and liabilities

Liability recognition

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

Governance Costs

Include costs of the preparation and examination of statutory accounts, the costs of the trustees meetings and cost of any legal advice to trustees on governance or constitutional matters.

Support Costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of the resources, e.g. allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

Changes in Accounting policies and previous accounts

There has been no change to the accounting policies (variation rules and methods of accounting) since last year, and no changes to the previous accounts.

Assets

Tangible fixed assets (with the exception of the land and buildings) are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or, if gifted, at the value to the charity on receipt.

Depreciation

Depreciation is calculated at a rate to write off the cost at 25% p.a. on a reducing balance over their estimated useful lives, at the end of which period any remaining book value can be written off.

Investments

Investments quoted on a recognised stock exchange are valued at market value at the year end.

Basis of preparation:

The financial statements have been prepared on the historical cost basis of accounting in accordance with the Charities Act 2011 and in accordance with applicable accounting standards. In preparing the financial statements the charity follows best practice as laid down in the Statement of Recommended Practice "Accounting and Reporting by Charities" (SORP 2015).

2. TANGIBLE FIXED ASSETS

		Equipment £	Fixtures & Fittings £	Total £
Cost	01-Jan-24	23,443	26,198	49,641
Additions		0	0	0
Cost at	31-Dec-24	<u>23,443</u>	<u>26,198</u>	<u>49,641</u>
Depreciation	01-Jan-24	23,443	25,368	48,811
Charge		0	208	208
Depreciation at	31-Dec-24	<u>23,443</u>	<u>25,575</u>	<u>49,018</u>
Net Book Value	31-Dec-24	<u>0</u>	<u>622</u>	<u>622</u>
Net Book Value	31-Dec-23	0	830	830

The annual commitments under non-cancelling operating leases and capital commitments are as follows:
2024- none (2023 - none)

ISLAND HOUSE COMMUNITY CENTRE
NOTES TO THE FINANCIAL STATEMENTS (continued)
FOR THE YEAR ENDED 31ST DECEMBER 2024

3. FIXED ASSET INVESTMENTS

	Unrestricted Funds £	Restricted Funds £	TOTAL 2024 £	TOTAL 2023 £
Market value brought forward	31,531	11,291	42,822	38,934
Less sale proceeds	-22,000	0	-22,000	0
Unrealised gains in investments	1,468	0	1,468	3,888
Market value carried forward	10,999	11,291	22,290	42,822

This investment is held in COIF investment Income Units by Thames North Trust on behalf of Island House.

4. INCOME AND ENDOWMENTS FROM:

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2024 £	TOTAL 2023 £
a) Donations and Legacies					
Grants	7	34,500	134,980	169,480	94,279
Trust Income		2,779	0	2,779	2,270
		37,279	134,980	172,259	96,549

b) Trading Activities

Lettings and Rent	84,420	0	84,420	76,406
FIT and Export Tariffs	1,780	0	1,780	1,997
Other income	2,347	0	2,347	1,320
	88,547	0	88,547	79,723

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST DECEMBER 2024

5. EXPENDITURE ON:

	Notes	Unrestricted Funds £	Restricted Funds £	TOTAL 2024 £	TOTAL 2023 £
Charitable Activities					
Staff Costs					
Staff Salaries	11	109,081	39,894	148,975	138,189
Premises Cost					
Utilities		11,804	0	11,804	20,536
Facilities and Maintenance		16,116	0	16,116	0
Repairs		26,055	0	26,055	1,000
Hall Hire Refunds		1,300	0	1,300	1,310
Running Costs					
Insurance		3,826	0	3,826	3,278
Stationery and Postage		329	0	329	355
Telephone and IT		8,556	0	8,556	7,824
Copier		3,035	0	3,035	3,042
Subscriptions and Books		2,898	0	2,898	2,148
Staff Training and Conferences		276	0	276	487
Equipment Hire		240	0	240	120
Project Costs		0	25,917	25,917	17,770
Independent Examination		1,710	0	1,710	1,680
Legal and Professional Fees		0	0	0	360
Other Costs					
Depreciation		208	0	208	277
		<u>185,434</u>	<u>65,811</u>	<u>251,245</u>	<u>198,377</u>

6. CASH AT BANK AND IN HAND

	Unrestricted Fund £	Restricted Fund £	Total 31-Dec-24 £	Total 31-Dec-23 £
Current Account	7,200	36,396	43,596	2,157
	<u>7,200</u>	<u>36,396</u>	<u>43,596</u>	<u>2,157</u>

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST DECEMBER 2024

7. FUNDS	Balance 01-Jan-24 £	Income £	Transfer between Funds £	Expenditure £	Transfer of Overheads £	Balance 31-Dec-24 £
Restricted Funds						
SKILL	12,177	61,100	0	26,153	-12,204	34,920
Health & Wellbeing	1,132	0	0	0	-1,132	0
REF	7,803	14,500	0	7,245	-6,545	8,513
Senior Health	670	31,880	0	13,955	-16,357	2,238
Digital Day	0	25,000	0	17,442	-7,558	0
Billys Pantry	0	2,500	0	1,015	532	2,017
	<u>21,782</u>	<u>134,980</u>	<u>0</u>	<u>65,811</u>	<u>-43,264</u>	<u>47,687</u>
Unrestricted Funds						
General Funds	31,394	127,294	0	185,434	43,264	16,518
Designated Funds						
Building Fund	0	0	0	0	0	0
	<u>31,394</u>	<u>127,294</u>	<u>0</u>	<u>185,434</u>	<u>43,264</u>	<u>16,518</u>
Totals	<u>53,176</u>	<u>262,274</u>	<u>0</u>	<u>251,245</u>	<u>0</u>	<u>64,205</u>

RESTRICTED FUNDS:

Community Parents Project (CPP) - a volunteer training and peer support programme for first time pregnant mums on the Isle of Dogs called "Community Parents".

SKILLS: This is the continuation of ABLE project.

Senior : Offers a portfolio of activities for the over 50s designed to address loneliness and improve mental and physical health.

"Transfer of overheads" - Funders are asked to recognise that a portion of restricted project funds are used to cover costs incurred by Island House itself in delivering the project outputs and to contribute to our central support and core charitable running costs, as detailed in the funding applications. These are shown as "transfers of overheads".

DESIGNATED FUNDS:

Repairs Fund: - A Designated Fund was set aside to deal with building repairs ,however the trustees decommissioned the designated building fund during the pandemic to use for general funds.

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST DECEMBER 2024

8. ANALYSIS OF NET ASSETS BY FUND

	Unrestricted Funds £	Restricted Funds £	Total 31-Dec-24 £	Total 31-Dec-23 £
Fixed Assets and Investments	11,621	11,291	22,912	41,883
Current Assets	9,660	36,396	46,056	14,023
Liabilities (amounts falling due within one year)	-4,763	0	-4,763	-1,680
	<u>16,518</u>	<u>47,687</u>	<u>64,205</u>	<u>54,226</u>

9. DEBTORS AND PREPAYMENTS

	Unrestricted Fund £	Restricted Fund £	Total 31-Dec-24 £	Total 31-Dec-23 £
Debtors	2,460	0	2,460	11,866
	<u>2,460</u>	<u>0</u>	<u>2,460</u>	<u>11,866</u>

10. CREDITORS ACCRUALS AND DEFERRED INCOME: AMOUNTS FALLING DUE WITHIN ONE YEAR

	Unrestricted Fund £	Restricted Fund £	Total 31-Dec-24 £	Total 31-Dec-23 £
Creditors:				
Independent Exam	1,710	0	1,710	1,680
HMRC	3,053	0	3,053	2,819
	<u>4,763</u>	<u>0</u>	<u>4,763</u>	<u>4,499</u>

11. STAFF COSTS AND NUMBERS

	31-Dec-24 £	31-Dec-23 £
Gross Wages and Salaries	128,630	123,854
Employer's National Insurance Costs	11,661	11,206
Employer Pension Contributions	8,684	3,129
	<u>148,975</u>	<u>138,189</u>

Employees who were engaged in the activities:	31-Dec-24 TOTAL	31-Dec-23 TOTAL
	6	5

No employees received emoluments in excess of £60,000. Staff are paid through the PAYE system.

ISLAND HOUSE COMMUNITY CENTRE

NOTES TO THE FINANCIAL STATEMENTS (continued) FOR THE YEAR ENDED 31ST DECEMBER 2024

12. TRUSTEES AND OTHER RELATED PARTIES

No payments were made to trustees or any persons connected with them during this financial period. No material transaction took place between the organisation and a trustee or any person connected with them. (2023: None)

13. FREEHOLD PROPERTY

The charity occupies the freehold property at Roserton Street, Isle of Dogs, London, E14 3PG, which is held by Thames North Trust of the United Reformed Church as the custodian trustee. Thames North Trust is a company limited by guarantee, registered in England No. 75432, registered charity no. 1022551. The replacement value of the building for insurance purposes was £1,536,230 at 31st December 2017. The property is not included in the accounts as the Island House Community Centre charity is not the registered proprietor, does not have the right of sale and cannot determine what might happen to any proceeds of sale.