

COULSDON COMMUNITY CENTRE ASSOCIATION

England & Wales · Charity number 1117130

Details

Status Registered

Legal form Other

Registered 2006-12-05

Register [View on the Charity Commission register](#)

Contact

Address Coulsdon Community Centre
Chipstead Valley Road
Coulsdon
CR5 3BE

Phone 01737554220

Email coulsdoncom@yahoo.com

Website <http://www.coulsdoncommunitycentre.co.uk/>

Activities

Objects: (A) PROMOTE THE BENEFIT OF THE INHABITANTS OF COULSDON AND THE NEIGHBOURHOOD TOGETHER DEFINED BY THE WARDS OF COULSDON EAST AND COULSDON WEST (HEREINAFTER CALLED "THE AREA OF BENEFIT") WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, RACE OR OF 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;(B) ESTABLISH, OR SECURE THE ESTABLISHMENT OF, A COMMUNITY CENTRE (HEREINAFTER CALLED "THE CENTRE") AND TO MAINTAIN AND MANAGE THE SAME (WHETHER ALONE OR IN CO-OPERATION WITH ANY LOCAL AUTHORITY OR OTHER PERSON OR BODY) IN FURTHERANCE OF THESE OBJECTS.(C) PROMOTE SUCH OTHER CHARITABLE PURPOSES AS MAY FROM TIME TO TIME BE DETERMINED.

Activities: Provision, management and development of good quality and flexible facilities for use by local community groups for arts, sport, educational and social activities.

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services, Acts As An Umbrella Or Resource Body
- **What:** Education/training, Arts/culture/heritage/science, Amateur Sport, Economic/community Development/employment, Recreation
- **Who:** Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** COULSDON AND THE NEIGHBOURHOOD TOGETHER DEFINED BY THE WARDS OF COULSDON EAST AND COULSDON WEST
- Croydon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£99,089	£66,874	-	-
2024-03-31	£83,049	£66,852	-	-
2023-03-31	£78,535	£75,258	-	-
2022-03-31	£92,272	£54,920	-	-
2021-03-31	£52,341	£40,745	-	-

Trustees

Name	Role	Appointed
RICHARD HARVEY LLOYD	Chair	
PAUL MARK FORD		2015-01-01
Stephen Michael North		2015-01-01

COULSDON COMMUNITY CENTRE ASSOCIATION

England & Wales - Charity number 1117130

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1	April	2024		31	March	2025

Section A Reference and administration details

Charity name

Coulsdon Community Centre Association

Other names charity is known by

Registered charity number (if any)

1117130

Charity's principal address

Coulsdon Community Centre
 Chipstead Valley Road
 Coulsdon, Surrey.
Postcode CR5 3BE

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Richard Lloyd	Chair		The AGM of the association
2	Paul Ford			
3	Steve North			
4				
5				
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Janice Pratley, part-time administrator, Coulsdon Community Centre

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Association
Trustee selection methods (eg. appointed by, elected by)	Elected by Annual General Meeting of the Association

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Coulsdon Community Centre Association exists to manage the buildings and facilities of Coulsdon Community Centre for purposes of education, training, sport, recreation, arts, culture and community development.

Provision, management and development of good quality and flexible facilities for use by local community groups for arts, sport, educational, recreational and social activities

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

The association is managed by volunteers, principally by the three trustees, supported by other elected committee members. And with the support of a paid part-time administrator who also manages the day-to-day affairs of the community centre related to lettings, cleaning, maintenance, utilities, accounts and so on.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

We've had another successful year both in terms of overall usage of the Centre and robust financial performance, returning a bumper surplus of £32,000 on the year to 31 March 2025.

We achieved this without raising hire fees to our users in the financial year, largely through regular user groups using more sessions, more one-off and small lettings, and bearing down on maintenance and utility costs as far as possible.

After many years of drawn-out and frustrating lease negotiations with Croydon Council, we have finally signed a new 30-year lease to follow on from the expiry of our current lease in March 2026. This security of tenure means we can now plan ahead with confidence, in terms of investments and improvements in the building and facilities, and that will be our focus in the years immediately ahead. With the first task being to scope out lift access to the first floor, which is currently inaccessible to disabled users.

The down side is that in order to secure the new lease, and given the parlous state of Croydon Council's finances, we have been obliged to take on full repairing responsibilities for the building, inside and out, and all infrastructure and services. However, as part of that new lease, we have also negotiated a 7-year 'rent holiday', which effectively gives us a fund of £60,000 across that period, to go towards any repairs and maintenance that may become necessary.

The upper hall south wall continues to suffer from unsightly damp ingress despite works carried out by the Council, despite yet another round of redecoration by the Association in 2024/25. This intractable problem remains a focus, but unfortunately, with the Council effectively bankrupt, persuading anyone to do anything about it has proved fruitless.

In the latter part of the financial year, over Winter, we had (and are still having) issues with the Centre's twin central heating boilers repeatedly breaking down. It's proved a trial to get these frequent faults dealt with by the Council, with the pressurization unit having been replaced twice.

Despite these many difficulties, we've seen another rise in usage in the year to 31 March 2025, with several existing groups user groups adding new classes at the Centre for their activities and meetings. During 2024-25 we also added two new regular users – a gymnastics club and another church group. We also have a continuing healthy level of demand for parties, meetings and large cultural events, especially from the South

Asian community.

One-off and small lettings generated a total income of some £9,100 in the financial year, representing around 10% of our total income.

I'd like to thank my fellow trustees and other committee members for helping to steer the Centre through what remains a difficult period. And of course, our part-time administrator, Janice Pratley, who bears the brunt of dealing with the day to day business of the Centre.

Section E

Financial review

Brief statement of the charity's policy on reserves

The Association operates a modest reserve account. Monies from this account are periodically used to fund improvement projects agreed by the general committee of the Association.

Given the uncertain economic times however, high fluctuations in utility prices, our liabilities for redecoration under the terms of our lease, and the varying nature of our income, based on hire charges for the Centre (which cannot be guaranteed) we are planning to continue ringfencing a significant operational reserve against contingencies.

The amount will be agreed and reviewed quarterly by the general committee of the Association.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Richard Lloyd	
Full name(s)	Richard Lloyd	
Position (eg Secretary, Chair, etc)	Chairman and Trustee	
Date	09 December 2025	

Coulsdon Community Centre Association

Reg No: 1117130

Receipts and Payments

Y/e 31 March 2025

	Unrestricted Funds Last year	
Receipts		
Lettings	96,469.12	81,580.38
Donations	750	
Bank Interest	1,869.86	1,468.80
Total	99,088.98	83,049.18
Asset and Investment Sales		
Total Receipts	99,088.98	83,049.18
Payments		
Rent	10,000.00	10,000.00
Rates	475.48	446.23
Cleaning	11,932.80	11,469.12
Water supply	650.9	603.2
Gas	7,986.81	10,993.94
Electricity	6,264.36	7,203.41
Admin	12,102.48	11,896.92
Insurance	417.8	401
Repairs and decoration	5,793.80	1,371.01
Maintenance	36	
Postage & Stationery	169.04	137.71
Refuse	2,529.57	2,454.18
Equipment	308.38	256.73
Broadband	218.69	343.08
Legal fees- lease	2,432.40	1,755.00
Gardening	1,260.00	600
Tree surgery	876	
Website	262.5	233.7
Consumables	1,066.39	1,307.82
Licences	160.99	79.99
Electrician		990
Plumbing services		220
Locksmith	17.85	1,327.26
Sundries	398.76	307.08
Total	65,361.00	64,397.38
Asset and Investment Purchases	1,512.90	2,454.35
Total Payments	66,873.90	66,851.73
Net Receipts/(Payments)	32,215.08	16,197.45
Cash Funds 31/3/ 2024	183,989.95	167,792.50
Cash Funds This Yr/end	216,205.03	183,989.95



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Coulsdon Community Centre Association

On accounts for the year
ended

31 March 2024

Charity no
(if any)

1117130

Set out on pages

No additional sheets

(remember to include the page numbers of additional sheets)

Respective
responsibilities of
trustees and examiner

The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 43 of the Act, as amended),
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended), 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 I do not express an audit opinion on the accounts.

Independent
examiner's statement

In the course of my examination, no matter has come to my attention (other than that disclosed below *)

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 41 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.

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

Signed: CAVines

Date: 21 November 25

Name: Catherine Vines

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

ICAEW (9136617)

Address:

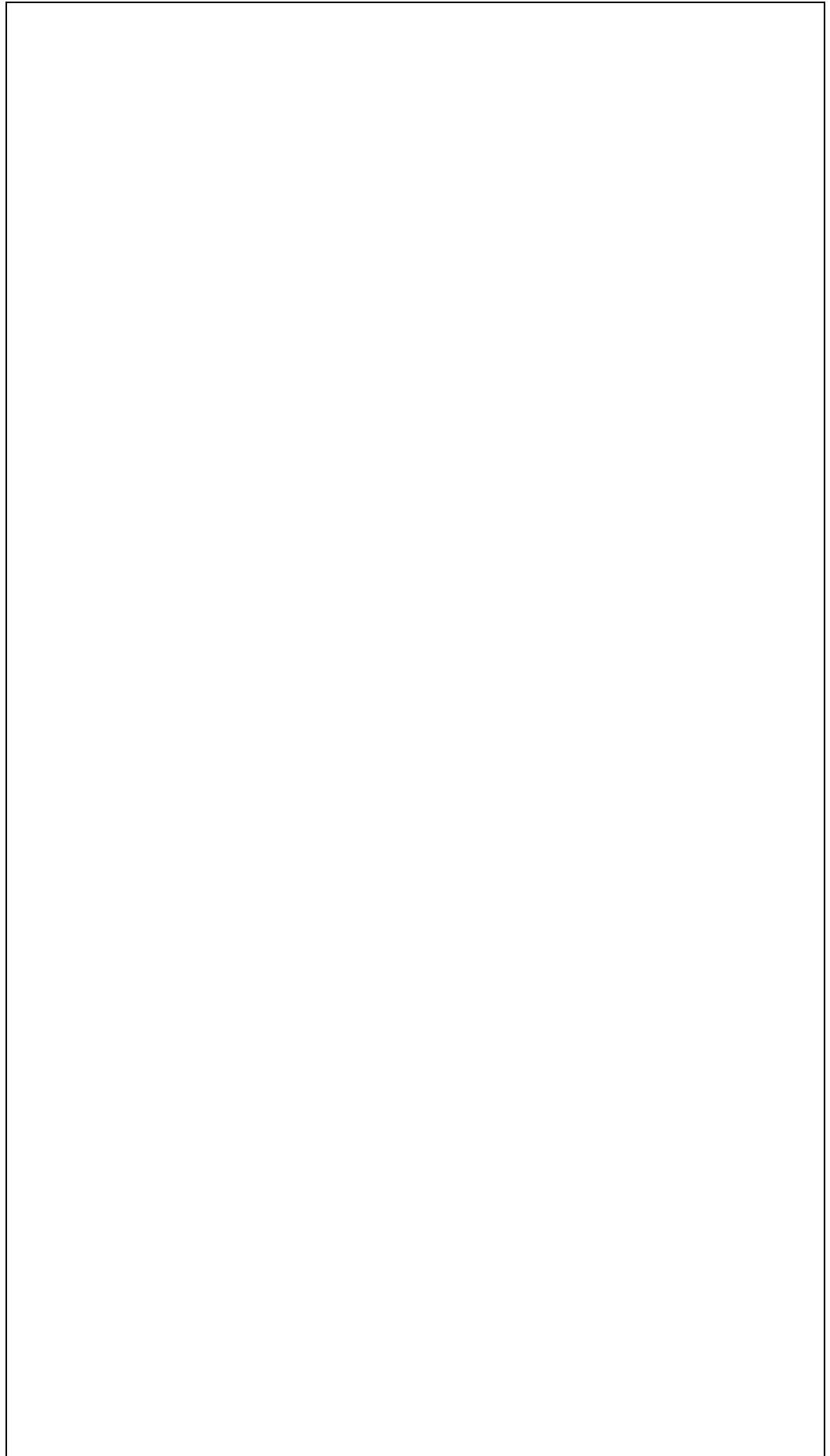
5 Mariette Way

Wallington

Surrey SM6 9NL

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.



COULSDON COMMUNITY CENTRE ASSOCIATION

England & Wales - Charity number 1117130

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1	April	2023		31	March	2024

Section A Reference and administration details

Charity name Coulsdon Community Centre Association

Other names charity is known by

Registered charity number (if any) 1117130

Charity's principal address

Coulsdon Community Centre
 Chipstead Valley Road
 Coulsdon, Surrey.
Postcode CR5 3BE

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Richard Lloyd	Chair		The AGM of the association
2	Paul Ford			
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Janice Pratley, part-time administrator, Coulsdon Community Centre

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Association
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Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Coulsdon Community Centre Association exists to manage the buildings and facilities of Coulsdon Community Centre for purposes of education, training, sport, recreation, arts, culture and community development.

Provision, management and development of good quality and flexible facilities for use by local community groups for arts, sport, educational, recreational and social activities

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Additional details of objectives and activities (Optional information)

The association is managed by volunteers, principally by the three trustees, supported by other elected committee members. And with the support of a paid part-time administrator who also manages the day-to-day affairs of the community centre related to lettings, cleaning, maintenance, utilities, accounts and so on.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

Given the cost of living crisis, we've done remarkably well over the year to 31 March 2024, returning a £16,000 surplus on the year to bolster our reserves. This has been achieved through a combination of increased hire fees, more user groups using more sessions, and bearing down on costs as far as possible. Taken together, this has allowed us to weather the Council's withdrawal of our £10K annual rent subsidy, and the meteoric rise in energy costs over the last three years. Having raised fees to all hirers in 2023 to help offset the rise in our costs, we raised them further in 2024. Happily, having successfully stabilised the financial situation, we've taken the decision that we will not raise hire fees further in 2025.

The upper hall south wall continues to suffer from unsightly damp ingress despite works carried out by the Council, and further rounds of redecoration by the Association. This intractable problem remains a focus, but unfortunately, with Croydon Council effectively bankrupt, persuading anyone to do anything about it has proved fruitless. The Kitchen too, has suffered from some damp problems owing to issues with the flat roof, and our cleaning and maintenance contractor, Sparkle, have worked on fixing those problems and redecorated the kitchen and servery. We've also had the front railings and gates redecorated, and all-new exterior signage, presenting a welcoming and professional face to the world, and to our many users and visitors.

In the latter part of the financial year we had (and are still having) issues with the Centre's central heating boilers breaking down. It's proved a trial to get these frequent faults dealt with by the Council. Lease negotiations with Croydon Council meanwhile, which we thought we had finalised in May 2023, have become stuck in a legal limbo between the council's solicitor and our own, over the exact format of the required legal paperwork. And inertia on the part of the Council. This has proved deeply frustrating. Nonetheless, the commitment remains that we will have a new, 25-year lease to follow on from the expiry of our current lease in March 2026. We now need to drive this through to completion, so that we can plan ahead with confidence.

Despite these many difficulties, we've seen quite a rise in usage, with several new groups starting to use the Centre for their activities and meetings, ranging from a new gymnastics club to another new church and a new pole fitness class. We also have a very healthy level of demand for parties, meetings and large cultural events, especially from the Asian community.

Section E Financial review

Brief statement of the charity's policy on reserves

The Association operates a modest reserve account. Monies from this account are periodically used to fund improvement projects agreed by the general committee of the Association.
 Given the uncertain economic times however, high fluctuations in utility prices, our liabilities for redecoration under the terms of our lease, and the varying nature of our income, based on hire charges for the Centre (which cannot be guaranteed) we are planning to continue ringfencing a significant operational reserve against contingencies.
 The amount will be agreed and reviewed quarterly by the general committee of the Association.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Richard Lloyd	
Full name(s)	Richard Lloyd	
Position (eg Secretary, Chair, etc)	Chairman and Trustee	
Date	02 January 2025	

Coulsdon Community Centre
Balance Sheet
Year Ended 31 March 2024

	3/31/2024	3/31/2023
Current account	22,264.10	20,035.45
Reserve account	161,725.85	147,757.05
Petty cash		0
	<hr/>	<hr/>
	183,989.95	167,792.50
Opening reserves	167,792.50	164,515.40
Surplus for the year	16,197.45	3,277.10
Closing reserves	<hr/>	<hr/>
	183,989.95	167,792.50

Coulsdon Community Centre
Year ended 31 March 2024
Income and Expense Account

Income

Letting Fees - regular
Letting fees - one offs
Lettings fees -small hires
Bank Interest
Grant rent

Expenses

Caretaking/ Cleaning
Rates
Rent
Net admin
Gas
Electricity
Water Rates
Insurance
Postage & Stationery
Skips
Refuse
Consumables
Equipment / furnishings
Broadband
Plumber
Electrician
Maintenance
Repairs and decoration
Gardening
Website
Licences
Locksmith
Legal re lease
Redevelopment plan
Sundries

Surplus after operating costs

Year ended 31 March 2024

Year ended 31 March 2023

75,652.63		65,293.50	
3,984.25		5,063.50	
1,943.50		718.00	
1,468.80		335.21	
		7,125.00	
	83,049.18		78,535.21
11,469.12		8,265.78	
446.23			
10,000.00		9,460.00	
11,896.92		11,314.79	
10,993.94		4,395.99	
7,203.41		11,355.08	
603.20		650.99	
401.00		446.02	
137.71		217.05	
		432.00	
2,454.18		2,284.56	
1,307.82		1,535.93	
719.68		1,259.55	
343.08		337.43	
220.00		3,365.00	
990.00		4,893.84	
2,942.41		2,351.35	
420.00		3,588.06	
600.00		1,287.75	
233.70		516.25	
79.99		198.67	
1,327.26		244.70	
1,755.00			
		6,600.00	
307.08	66,851.73	257.32	75,258.11
	<u>16,197.45</u>		<u>3,277.10</u>



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Coulsdon Community Centre Association

On accounts for the year
ended

31 March 2024

Charity no
(if any)

1117130

Set out on pages

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(remember to include the page numbers of additional sheets)

Respective
responsibilities of
trustees and examiner

The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

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- 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 I do not express an audit opinion on the accounts.

Independent
examiner's statement

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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 41 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.

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

Signed: CAVines

Date: 22/11/2024

Name: Catherine Vines

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

Institute of Chartered Accountants England and Wales
Membership 9136617

Address: 5 Mariette Way Wallington Surrey SM6 9NL

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

[Empty box for disclosure details]

COULSDON COMMUNITY CENTRE ASSOCIATION

England & Wales - Charity number 1117130

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Janice Pratley, part-time administrator, Coulsdon Community Centre

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Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

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You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

We've experienced a difficult year with huge jumps in utility and maintenance costs, and the withdrawal of the £10K annual rent subsidy thanks to Croydon Council's dire financial situation.

The increase in costs has resulted in a very small and much reduced operating surplus in Financial Year ending 31 March 2023, and is going to present significant financial challenge for the Centre in the year ahead, with a break-even position being the best we can hope for.

We raised 2023 hire fees to all hirers in an attempt to offset the hit to our costs, and we will need to raise them again in 2024. In an attempt to further bear down on costs, following the installation of LED lighting throughout the building last year, we have also installed WiFi controlled smart radiator valves throughout the building. Unfortunately these have not proved effective to date and have caused a number of operational difficulties.

We have had the upper hall south wall re-plastered and redecorated, following the completion of works by the Council to address the ingress of damp. Unfortunately, whilst the problem is better than it was, it is not completely solved, and we continue to work with the Council to try to get further remedial works carried out.

Unfortunately, at the end of FY 2022/23 we had a night time break-in by vandals who caused a very significant amount of damage to many doors throughout the building. It has taken several months working with the Council and their contractors to get all the necessary repairs and replacements carried out, and some items are still outstanding.

Despite these problems, our levels of usage remain good, and we saw a sizeable increase in both regular and occasional lettings fees in Financial Year ending 31 March 2023 – only in small part down to the increase in hire charges. We have also seen some improvement in utilisation of the upstairs hall over the last year, although we have lost one of our regular groups (pole fitness) who were using that space for classes. However, the Centre is well-used overall and our future looks fairly secure as we near the end of negotiations with Croydon Council on the terms of a new, 25-year lease to follow on from the expiry of our current lease in 2026.

We look forward to better times ahead, with the new lease finalised, utility prices dropping back to more manageable levels, and the chance to finally pursue a programme of significant improvements to the Centre and its facilities.

Section E Financial review

Brief statement of the charity's policy on reserves

The Association operates a modest reserve account. Monies from this account are periodically used to fund improvement projects agreed by the general committee of the Association.

Given the uncertain economic times however, high fluctuations in utility prices, our liabilities for redecoration under the terms of our lease, and the varying nature of our income, based on hire charges for the Centre (which cannot be guaranteed) we are planning to continue ringfencing a significant operational reserve against contingencies.

The amount will be agreed and reviewed quarterly by the general committee of the Association.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Richard Lloyd	
Full name(s)	Richard Lloyd	
Position (eg Secretary, Chair, etc)	Chairman and Trustee	

Date 24 January 2024

Coulsdon Community Centre Association
Reg No: 1117130
Receipts and Payments
Y/e 31 March 2023

	Unrestricted funds
Receipts	
Lettings	71,075.00
Grants	7,125.00
Bank Interest	335.21
Total	<u>78,535.21</u>
Asset and Investment Sales	
Total Receipts	<u>78,535.21</u>
Payments	
Rent	9,460.00
Cleaning	8,265.78
Water Rates	650.99
Gas	4,395.99
Electricity	11,355.08
Admin	11,314.79
Insurance	446.02
Repairs and decoration	5,939.41
Postage & Stationery	217.05
Refuse	2,716.56
Equipment	1,259.55
Broadband	337.43
Tree surgey	
Gardening	1,287.75
Website	516.25
Consumables	1,535.93
Licences	198.67
Installation LED lighting	4,893.84
Plumbing services	3,365.00
Locksmith	244.70
Redevelopment plan	6,600.00
Sundries	257.32
Total	<u>75,258.11</u>
Purchases	
Total Payments	<u>75,258.11</u>
Net Receipts/(Payments)	<u>3,277.10</u>
Cash Funds 31/3/ 2022	<u>£164,515.40</u>
Cash Funds This Yr/end	<u>167,792.50</u>

Last year

£61,385.20

£30,875.00

11.33

£92,271.53

Nil

£92,271.53

£10,000.00

£8,379.32

£486.70

£4,531.47

£5,967.45

£7,944.54

£394.88

£7,216.97

£130.06

£2,014.88

£244.77

£375.51

£1,728.00

£1,030.00

£286.80

£2,154.23

£276.04

£573.96

£443.50

£54,179.08

741.25

£54,920.33

£37,351.20

127,164.20

£164,515.40



Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Coulsdon Community Centre Association

On accounts for the year
ended

31 March 2023

Charity no
(if any)

1117130

Set out on pages

No additional sheets

(remember to include the page numbers of additional sheets)

Respective
responsibilities of
trustees and examiner

The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts (under section 43 of the Act, as amended),
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended), 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 I do not express an audit opinion on the accounts.

Independent
examiner's statement

In the course of my examination, no matter has come to my attention (other than that disclosed below *)

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 41 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.

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

Signed: CAVines

Date: 22 January 2024

Name: Catherine Vines

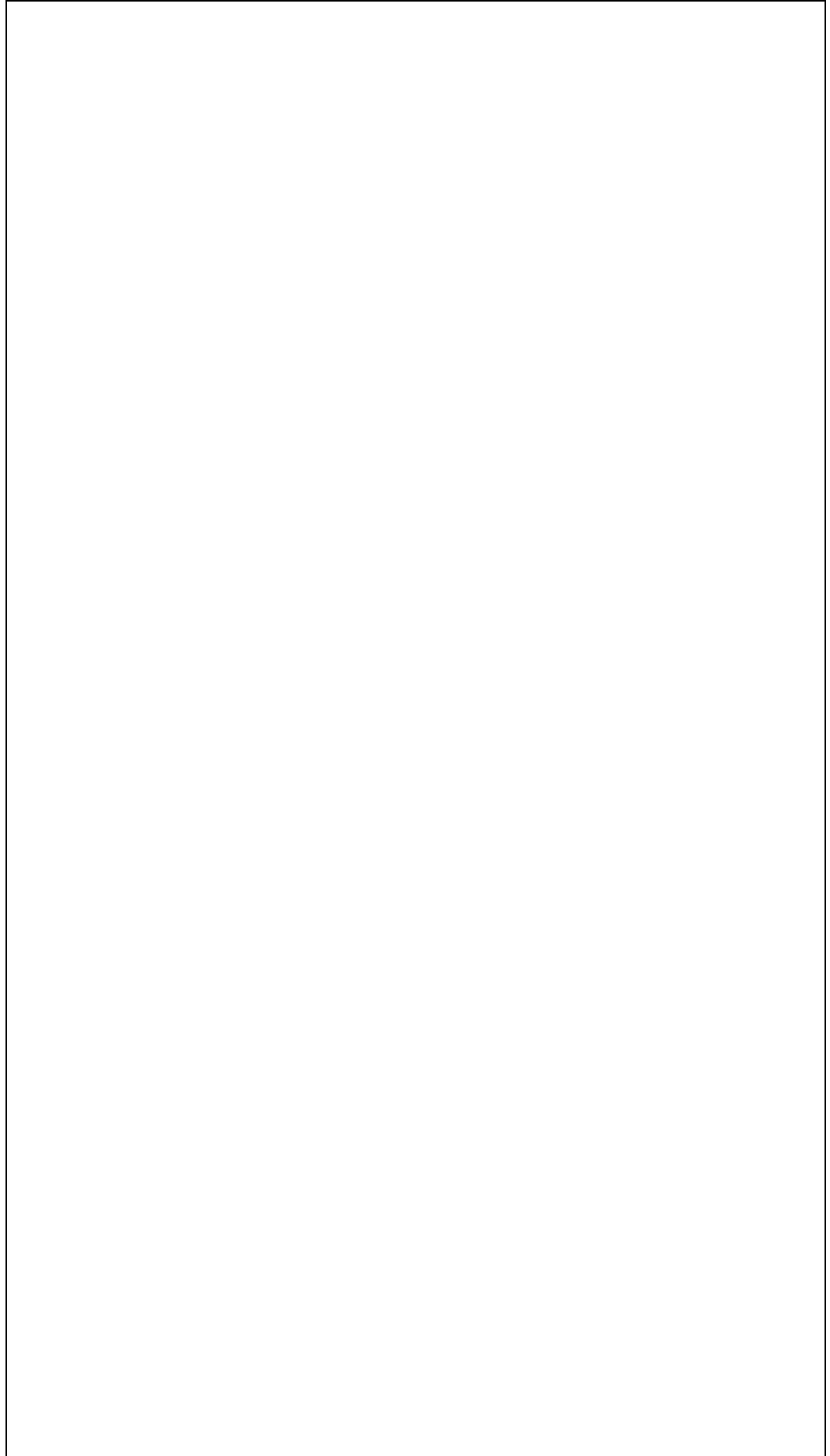
Relevant professional
qualification(s) or body
(if any):

Institute of Chartered Accountants England and Wales 9136617

Address: 5 Mariette Way Wallington Surrey SM6 9NL

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.



COULSDON COMMUNITY CENTRE ASSOCIATION

England & Wales - Charity number 1117130

Accounts



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	1	April	2019		31	March	2021

Section A Reference and administration details

Charity name Coulsdon Community Centre Association

Other names charity is known by

Registered charity number (if any) 1117130

Charity's principal address
 Coulsdon Community Centre
 Chipstead Valley Road
 Coulsdon, Surrey.
Postcode CR5 3BE

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Richard Lloyd	Chair		The AGM of the association
2	Paul Ford			
3	Steve North			
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				

Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

Janice Pratley, part-time administrator, Coulsdon Community Centre

Section B Structure, governance and management

Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	Constitution
How the charity is constituted (eg. trust, association, company)	Association
Trustee selection methods (eg. appointed by, elected by)	Elected by Annual General Meeting of the Association

Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C Objectives and activities

Summary of the objects of the charity set out in its governing document

Coulsdon Community Centre Association exists to manage the buildings and facilities of Coulsdon Community Centre for purposes of education, training, sport, recreation, arts, culture and community development.

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

Provision, management and development of good quality and flexible facilities for use by local community groups for arts, sport, educational and social activities

Additional details of objectives and activities (Optional information)

The association is managed by volunteers, principally by the three trustees, supported by other elected committee members. And with the support of a paid part-time administrator who also manages the day-to-day affairs of the community centre related to lettings, cleaning, maintenance, utilities, accounts and so on.

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

Unfortunately, for almost the entire financial year 2020/21, the Centre was partially or entirely closed due to the Covid-19 pandemic and its attendant lockdowns and restrictions. The year involved putting in place a great many measures relating to enhanced cleaning, sanitation and social distancing. And a programme of continual communication with all our user groups, trying to help them negotiate the ever-changing government rules and regulations relating to the pandemic - in particular, understanding which activities and groups were allowed to continue and in what form, and which were not. Eight months on from the end of the 2020/21 financial year, we've managed to get the Centre back up and running to something resembling its previous capacity - although some groups and individuals were, alas, lost along the way, and have not returned. We have however picked up a couple of new user groups, and party and event bookings have sky rocketed since the end of lockdowns.

Despite the significant hit to the Centre's income from the collapse of lettings (and credits issued to regular hirers who had paid in advance), accessing Government Covid grants to the tune of £15K helped offset the damage to a large degree. These have helped the Association weather the storm on a more or less even keel - in part because, with only skeleton usage of the Centre, cleaning, utilities and admin costs were commensurately reduced.

Meanwhile, the planned relocation of the Centre - a process that's taken five years of hard work and negotiations - also ended in disappointment. Following the demise of the council's development company, Brick by Brick Ltd, the council at first indicated its intention to press ahead with the relocation of the community centre to the Malcolm Road site. But over the last several months it has emerged that the site is now going to be sold to the NHS as a dialysis centre, and the likelihood appears to be that the community centre will remain where it is, with the promise of a new long lease being granted. Assurances have been given that there is no intention of trying to get rid of the community centre - and thankfully we have a degree of legal protection, with almost 5 years remaining on our existing lease. At the time of writing, the situation remains fluid, so we will see how events finally play out. The current trustees continue to work very hard behind the scenes with the council and with our local councillors to achieve clarity and ensure a positive outcome for the Centre and all its users.

The council's dire financial situation has meant that many essential maintenance issues and repairs have not taken place, although after a great deal of badgering, some work has finally taken place to address the ingress of damp to the upper south-west corner of the building (causing unsightly erupting décor at

the southern end of the upstairs hall and stairwell). The council failed however, to repair / replace multiple doors throughout the building, damaged by a series of break-ins at the end of 2019. The Association therefore paid directly for these doors to be repaired and / or replaced.

The council's financial meltdown has also meant the withdrawal of the £10K annual rent subsidy, which will provide an additional financial challenge for the years ahead.

Brief statement of the charity's policy on reserves

The Association operates a modest reserve account. Monies from this account are periodically used to fund improvement projects agreed by the general committee of the Association. Given the uncertain economic times however, high fluctuations in utility prices, our liabilities for redecoration under the terms of our lease, and the varying nature of our income, based on hire charges for the Centre (which cannot be guaranteed) we are planning to continue ringfencing a significant operational reserve against contingencies. The amount will be agreed and reviewed quarterly by the general committee of the Association.

Details of any funds materially in deficit

None

Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F Other optional information

Section G Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	Richard Lloyd	
Full name(s)	Richard Lloyd	
Position (eg Secretary, Chair, etc)	Chairman and Trustee	
Date	03 January 2022	

Bairden Community Centre
Balance Sheet
Year Ended 31 March 2021

	03/31/2021	03/31/2020
Current account	54,713.55	43,242.10
Reserve account	72,410.51	72,285.53
Petty cash	40.14	40.14
	<u>127,164.20</u>	<u>115,567.77</u>
Opening reserves	115,567.77	102,765.54
Surplus for the year	11,596.43	12,802.23
Closing reserves	<u>127,164.20</u>	<u>115,567.77</u>

**Coulsdon Community Centre
Year ended 31 March 2021
Income and Expense Account**

Income

Letting Fees - regular
Letting fees - one offs
Bank Interest
Grant covid
Grant rent

Expenses

Caretaking/ Cleaning
Rent
Net admin
Gas
Electricity
Water Rates
Insurance
Postage & Stationery
Refuse
Consumables
Equipment / furnishings
Broadband
Repairs and decoration

Repairs to double glazing
Gardening
Website
Licences
Covid signage etc
Keys
Refunds
Sundries

**Surplus after operating
costs**

**Year ended 31 March
2021**

**Year ended
310320**

26,929.96		54,972.00	
		1,747.50	
124.98		433.22	
15,286.00			
10,000.00		10,000.00	
<hr/>		<hr/>	
	52,340.94		67,152.72
7,806.81		14,076.93	
10,000.00		10,000.00	
5,423.62		9,956.95	
4,307.86		4,309.77	
3,634.09		4,603.54	
-2,700.00		3,298.14	
382.29		375.2	
324.96		8.72	
1,866.52		1,902.34	
1,419.56		1,506.13	
246.69		477.15	
416.56		391.56	
2,065.93		2,453.95	
2,972.40			
722.5		315	
256		256	
74.99		69.99	
562.86			
170			
362.5			
428.37	40,744.51	349.12	54,350.49
<hr/>		<hr/>	
	<u>11,596.43</u>		<u>12,802.23</u>



Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of Coulsdon Community Centre Association

On accounts for the year ended 31 March 2021 **Charity no (if any)** 1117130

Set out on pages No additional sheets (remember to include the page numbers of additional sheets)

Respective responsibilities of trustees and examiner The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the Act), as amended by s.28 of the Charities Act 2006) and that an independent examination is needed. It is my responsibility to:

- examine the accounts (under section 43 of the Act, as amended),
- to follow the procedures laid down in the General Directions given by the Charity Commission (under section 43(7)(b) of the Act, as amended), 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 I do not express an audit opinion on the accounts.

Independent examiner's statement In the course of 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 41 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.

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

Signed:  **Date:** 30/11/2021

Name: Catherine Vines

Relevant professional qualification(s) or body (if any): Institute of Chartered Accountants England and Wales (9136617)

Address: 5 Mariette Way
Wallington Surrey SM6 9NL

Only complete if the examiner needs to highlight material problems.

Give here brief details of any items that the examiner wishes to disclose.

A large, empty rectangular box with a thin black border, occupying the majority of the page's width and height. It is intended for the user to provide details of items to be disclosed, as indicated by the text to its left.