



## 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				
6				
7				
8				
9				
10				
11				
12				
13				

#### 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 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**

	<b>Unrestricted Funds Last year</b>	
<b>Receipts</b>		
Lettings	96,469.12	81,580.38
Donations	750	
Bank Interest	1,869.86	1,468.80
<b>Total</b>	<b>99,088.98</b>	<b>83,049.18</b>
<b>Asset and Investment Sales</b>		
<b>Total Receipts</b>	<b>99,088.98</b>	<b>83,049.18</b>
<b>Payments</b>		
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
<b>Total</b>	<b>65,361.00</b>	<b>64,397.38</b>
<b>Asset and Investment Purchases</b>	<b>1,512.90</b>	<b>2,454.35</b>
<b>Total Payments</b>	<b>66,873.90</b>	<b>66,851.73</b>
<b>Net Receipts/(Payments)</b>	<b>32,215.08</b>	<b>16,197.45</b>
<b>Cash Funds 31/3/ 2024</b>	<b>183,989.95</b>	<b>167,792.50</b>
<b>Cash Funds This Yr/end</b>	<b>216,205.03</b>	<b>183,989.95</b>



# 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.**