

Company number 05987997
Charity number 1119318

Jackson's Lane
(Limited by Guarantee)

Report and Financial Statements
for the year ended 31 March 2025

Breckman & Company Limited
Chartered Certified Accountants
49 South Molton Street
London W1K 5LH

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Reference and Administrative Details

Constitution

The company is a private company limited by guarantee registered in EW - England & Wales, company number 05987997 and its governing document is its Memorandum and Articles of Association. The company is a registered charity, number 1119318.

Directors and Trustees

The Directors of the charitable company ("the charity") are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees.

Policies and procedures adopted for the induction and training of Trustees are ongoing and incorporated indirectly into the regular Trustees meetings.

The Trustees during the year and since the year end, were :

Adrian Berry	
John Bird	resigned 13 February 2025
Elizabeth Bloomer	
Elizabeth Chaudhary	appointed 23 July 2025
Monica Comyns	
Hannah Cox	
Nathan Curry (Vice-Chair)	
Reene Deba	
Monique Deletant	
Pax Nindi	resigned 13 May 2025
Adrian Porter (Interim Chair)	
David Porter	
Gillian Smith	

Joint CEOs

Adrian Berry (Artistic Director)
Hannah Cox (Executive Director)

Auditors

Breckman & Company Limited, 49 South Molton Street, London W1K 5LH.

Bankers

CAF Bank Limited, 25 Kings Hill Avenue, West Malling, Kent ME19 4JQ.

Registered office and operation address

269A Archway Road, London N6 5AA.

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Trustees' report

Trustees' Annual Report

The Trustees of the Jacksons Lane Arts Centre ("Jacksons Lane") present their report and the audited financial statements for the year ended 31 March 2025.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association of the charity and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The reference and administrative details set out on page 1 forms part of this report.

A. Chair's Introduction

I am delighted to present the Annual Trustees Report for 2024 – 2025 on behalf on the Board of Trustees of Jacksons Lane.

Jacksons Lane represents first and foremost a creative and cultural hub in the heart of North London. It transforms lives and provides a much-needed refuge for a wide range of people of all ages and backgrounds every year. This year is of particular importance as Jacksons Lane has been an anchor within the community for 50 years and 2025 will see us celebrating this amazing achievement.

2025 marks a significant milestone in the evolution of Jacksons Lane. This year we celebrate 50 years of work and support in the community and the performing arts. In this time Jacksons Lane is proud and humbled to have been a hub for the people of Haringey and a node of creativity and artistic expression that aims to push the boundaries of what is possible. Jacksons Lane prides itself in championing innovative and thought-provoking work. With huge thanks to the National Lottery Heritage Fund, we have been able to begin key building restoration work to the outside of the building. Of note is the replacement of the stone cross above the main entrance. This year is no different to any other except for the fact that our anniversary season will showcase a diverse selection of shows from comedy, theatre and contemporary circus. We will take every opportunity to broadcast our collective success and passion. This year puts a flag in the sand and confidently looks forwards to the next 50 years.

As Chair I am honoured to be part of this thriving and impactful organisation. Jacksons Lane is the UK's most prolific circus performance venue by far and takes great pride in supporting a range of performance styles. Alongside this Jacksons Lane offers a wide range of courses, activities and classes focused on wellbeing, creativity and the promotion of the arts. It holds its creative engagement for marginalised, disadvantaged and underserved communities as central to its purpose.

Our venue has benefitted from a capital build transformation which has allowed us to expand and refine the offer Jacksons Lane provides for the local community and the national and international performing arts sector. Jacksons Lane fosters and supports an ever-growing diversity of performance types and genres. This is and has always been its unique selling point. Its ability to say yes cannot be matched. Proudly, Jacksons Lane continues to be part of the Haringey Warm Welcome initiative providing a warm space, activities and refreshments throughout the winter months.

Our International Programme continues to grow. Alongside partnerships formed with Estonia, Lithuania Australia and Holland, we are developing relationships with festivals in Catalan, Great

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Yarmouth and Cirostrada. This year we produced the world famous Moomins show enlisting home-grown artists. It was a huge success and represented an artistic highlight of the year. So much so that we have been able to secure a second year to produce the show.

We thank our funders for their support throughout the year, especially the Arts Council England and Haringey Council for their key role in supporting our organisation, community work, our place on the international stage as well as locally. We also want to recognise the important contribution made by the volunteers who support our community programmes, ensuring vital access and connection are provided to those most in need.

This year, our Executive Director Hannah Cox went on maternity leave and into her role stepped Warrick Giggs. In Hannah's absence Warrick Griggs took on the role with exemplary focus ensuring the continued success of Jacksons Lane alongside Adrian Berry, Artistic Director with a highly dedicated and skilled team, as well as a dedicated senior management team.

Jacksons Lane benefits from a diverse Board of Trustees, whose expertise and experience are vital for helping the organisation navigate new challenges. This year we said goodbye to long-standing board member John Bird who has been instrumental in guiding the vision and mission of Jacksons Lane. I have accepted the role of interim chair, and welcome Nathan Curry to the role of Vice Chair. On behalf of the board and Jacksons Lane I wish John all the best.

My colleagues and I welcome the continued engagement of everyone supporting our journey and the spreading of Jacksons Lane's mission.

I commend this report to you.
Adrian Porter
Interim Chair

B. Strategic Report

Objectives

Jacksons Lane was incorporated in November 2006 to:

- a. "primarily, but not exclusively, promote the benefit of people who live or work in the London Borough of Haringey and the surrounding areas without distinction of sex, political, religious or other opinions by associating the local authorities, voluntary organisations 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 object of improving the conditions of life for the said inhabitants.
- b. establish or secure the establishment of a community centre and to maintain and manage, or to co-operate with any local authority in the maintenance and management of such a centre for activities promoted by the association and its constituent bodies in furtherance of the above objects."

In 2020 the organisation updated its objects to:

The objects of the Charity are, for the benefit of the public, including but not limited to people who live and work in the London Borough of Haringey and the surrounding areas:

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3.1.1 to establish, maintain and manage a Community Centre for activities promoted by the Charity to provide facilities for recreation and other leisure-time occupation in the interests of social welfare with the object of improving conditions of life;

3.1.2 to promote the arts, in particular but not exclusively the performing arts, including through the provision of arts facilities, awards and mentoring;

3.1.3 to promote education (including vocational and physical training) in such ways as the Trustees think fit; and

3.1.4 to support disadvantaged people and those who are at the edge of mainstream society

Today, Jacksons Lane provides arts participation, performance, creative engagement and education initiatives to Haringey, pan-London and increasingly national audiences, promoting partnerships with a range of arts organisations, festivals, community groups and educational bodies. In addition, the organisation facilitates, promotes and hosts community-led education initiatives and courses. Jacksons Lane's creative engagement programme serves everyone, from children and young people to older adults.

Public benefit statement

In shaping our objectives for the year and planning our activities, the trustees have considered the Charity Commission's guidance on public benefit, including the guidance 'public benefit: running a charity (PB2)'.

The Trustees review the aims, objectives and activities of the charity each year. This report considers the charity's achievements and its outcomes in the reporting period. The Trustees report the success of each key activity and the benefits the charity has brought to those groups of people that it was established to help. The review also helps the Trustees ensure the charities aims, objectives and activities remained focused on its stated purposes.

The trustees have referred to the guidance contained in the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning its future activities. In particular, the trustees consider how planned activities will contribute to the aims and objectives that have been set.

Achievements and performance

Since 1975, Jacksons Lane has grown to become a flagship arts venue in Haringey, championing creativity, performance, and community engagement. Our work empowers and ignites creativity within diverse communities, overcoming traditional social barriers through art, and improves social, emotional and physical wellbeing amongst participants.

Recognized as the UK's leading venue for contemporary circus, we support hundreds of artists annually with rehearsal space, financial support, and advocacy. Through commissioning, mentoring, and residencies, we help emerging and established talent thrive locally and internationally.

Since reopening in 2022, our role as a cultural hub has expanded, with a growing events programme and new opportunities to bring performances and engagement activities into community spaces across Haringey.

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In 2024/25 we:

- Engaged over 83,000 people through our programmes and site
- Welcomed 22,830 audience members
- Hosted 51 weekly classes and courses in our building, with over 18,000 attendances
- Supported and presented 264 artists across our Artistic Season
- Supported 14 national touring productions and 13 international productions
- Worked with over 200 Volunteers
- Worked with 18 different countries and 68 international artists
- Opened as a Warm Welcome Hub for 182 days, supporting those in our local community impacted by the cost-of-living crisis
- Provided 890 free tickets to children and young people from disadvantaged backgrounds, and a further 360 free tickets to watch work-in-progress performances in our summer Transmission residency programme
- Developed our new Circus in Schools programme, which alongside our existing Youth Circus initiatives reached 851 young people
- Continued to deliver our thriving Youth Circus in both Haringey and Barnet

Our digital reach continues to grow, with 784,000 people reached on Facebook and Instagram this year and over 1 million views across our content. As part of our commitment to connecting the full breadth of our work with audiences and communities, we published 16 blog posts, offering insight into our artistic programme, creative engagement projects, and environmental sustainability work.

2025 - 50th Anniversary

In Summer 2024, we received a grant from The National Lottery Heritage Fund to support our 50th anniversary celebrations with heritage activities, community programmes, and restoration work throughout 2025.

'50 years of Jacksons Lane' includes essential building renovations, an LED lighting retrofit for sustainability, and the reinstatement of a stone cross to honour our Grade II listed status. A new publicly accessible archive, developed with Bruce Castle Museum & Archive, will share our history and Haringey's heritage.

We will celebrate our communities through a memory collection project and a new Oral History Collection, which will tour Haringey Libraries. Expanding our engagement programmes for older adults, schools, and local groups, we aim to inspire and connect with new audiences.

Our Young Heritage Producers Programme will provide training for local young people facing barriers to heritage and cultural careers. These efforts will feature within a dynamic public programme, including a Birthday Party marking the anniversary of the first-ever performance at Jacksons Lane.

Finally, we will invite our communities to help shape our future through think-ins and gatherings, ensuring Jacksons Lane's next chapter reflects the voices of those who have made it what it is today.

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Artistic Excellence

Jacksons Lane's artistic programme continued its focus on high quality, diverse contemporary circus and visual theatre. Our first time as a venue for the London Clown Festival saw 6 companies new to Jacksons Lane with an eclectic mix of comedy and physical theatre. David Glass Ensemble brought a cast of 25 from East 15 Drama school for a week of Requiem for Change, a visual spectacular. The Black Burlesque Festival saw two sold out nights with 40 artists performing.

We helped grow our national circus sector supporting 16 new touring works. We hosted 33 artists through our Associate Artists Scratch & Cabaret Nights, platforming exciting new work in development from diverse artists, and residences from 4 companies in our Transmission series. As part of our Artist Development work we provided 1,820 hours of free space to 78 artists, and hosted 12 work in progress and scratch performances.

Key statistic and figures

Circus & Theatre Productions hosted: 36

Tickets sold: 9,341

Touring productions supported: 16

Artists Presented & supported: 182

Working Internationally

Our international programme and partnership continue to be central to our mission. This year saw Jacksons Lane host and support artists from Sweden, Iceland, Finland, Holland, Estonia, Germany, Spain, Norway, Japan, Australia, Turkey, Belgium, Brazil and Lithuania.

We had representation at circus festivals and showcases in Rotterdam, Helsinki and Belgium, as well as a producing collaboration called 'With' alongside venues and producers from Germany, Sweden, France, Denmark, Finland and Norway.

Theatre For Children and Young People

Our work for younger audiences continued to thrive with weekend, half term and Christmas productions on our stage. Our biggest and most successful production in our history was a commission from Moomin Characters in Finland as part of their 80th Anniversary programme. 'Christmas Comes to Moominvalley' which sold 80% of capacity, attracted great reviews and played to 7,800 people.

Our Circus Cabaret for Kids in half term was a huge hit with 98% attendances of 10 performances, and we supported local company Foan and Fortune with their debut show 'Mess' as well as welcoming back Trash Test Dummies from Australia.

Our Pay It Forward scheme ensured 890 children and young people Haringey residents could attend the theatre for free across the borough.

Key statistic and figures

Family performances: 97

Artists presented: 82

Total Family show audiences: 11,865

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Creative Engagement: Young People

Now in its twelfth year, our Youth Circus Programme continues to enhance skill development, resilience, confidence and the making of long-lasting friendships for young people aged 4 to 18 across Haringey. Our offer extends to the provision of enrichment opportunities, masterclasses and workshops during the school holidays.

In addition to our youth work in the east of Haringey, our youth circus programme in Barnet, developed in partnership with OneStonegrove and the John Lyon's Charity, and now in its second year, continues to grow strong.

The hard work of our young participants across Haringey and Barnet (aged 4-18) culminated in an exciting and dynamic showcase performance on the professional circus stage, here at Jacksons Lane, themed around our 50th anniversary and the history of Jacksons Lane. The show was devised with the support of our youth board which took key moments in the history of Jacksons Lane as inspiration. The show was performed with great success to a packed audience of friends, family and community members.

Across the year we have continued to develop our methodology, giving participants increased ownership across the programme. Our Youth Board meets regularly to co-create new opportunities. We have also offered a range of enrichment opportunities including trips to see professional circus shows including Cirque du Soleil and our very own Christmas production, Christmas comes to Moominvalley.

Aside of our annual showcase, this year we saw an increased number of performance opportunities for our youth groups. Participants showcased their skills alongside other talented young people as part of Haringey Youth Festival, performed an original act in the big top as an opening act for Revel Puck Circus in Stratford in front of 200 people, and performed at the Royal Albert Hall as part of Haringey Music Service's showcase. We continued our partnership with the National Centre for Circus Arts: 4 members of our youth circus programme attended the National Youth Circus Event trying out new circus skills and meeting other youth circus groups nationwide, and 12 members attended an experience day and got to try aerial skills and advanced acrobatics.

We have continued to collaborate on local initiatives, working with the Haringey GP Federation to provide a term of weekly fitness classes as part of the Children Weight Management Programme, as well as offering Circus Skills workshops to the community during Alexandra Palace's Summer Fair and community celebrations at OneStonegrove in Barnet. We have also developed a new partnership with Haringey's Youth Service Mobile Hub, to provide engagement activities in and around Wood Green.

Key statistics and figures

Number of young people: 273

Number of participants at community events: 342

Number of participation opportunities: 3,496

Creative Engagement: Working with Schools

We are incredibly proud to be a lead partner on Haringey Creates, the Cultural Education Partnership for Haringey and its 'Creative and Cultural Pathways for Haringey' programme, fostering creative careers, school partnerships, and professional development in education.

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In November 2024, we collaborated with Grafton Primary School for a circus skills day led by professional artists, culminating in a school-wide performance. We continued our 'Circus in Schools' programme with support from Go! London, offering circus, wellbeing, and employability skills at Alexandra Primary, The Grove School, and Footsteps Academy. This initiative creates lasting impact by supplying equipment, training teachers, and further embedding school partnerships within our work. In 2024-25, we expanded our teacher training provision, introducing a series of films which teachers can complete in their own time. Additionally, we participated in careers events at The Grove, Fortismere, and Lancasterian Primary.

Committed to supporting future creatives, we provided week-long placements to students from The Archer Academy, Highgate Wood, Park View, and Alexandra Park schools. We also offered volunteering opportunities, career-focused talks, and workshops. Several young participants have since joined our holiday projects as paid assistants, gaining invaluable first-hand experience in the creative sector. Through these efforts, we help shape the next generation of cultural leaders, ensuring accessible opportunities for young people in Haringey.

Key statistics and figures

Number of schools: 13

Number of participants: 851

Number of participation opportunities: 1,756

Creative Engagement: Older Adults

Regular access to creative engagement offers a powerful remedy to social isolation for older adults. At Jacksons Lane, we provide a welcoming and accessible space for connection, memory-making, and creativity. Through partnerships with Reach & Connect, Haringey Housing and Regeneration (who support 1,400 residents across the borough), and the NHS, we work to overcome traditional barriers to the arts, particularly for those in economically challenged communities.

Through our Social Lunch and Broadway Brunch programmes we feature dazzling performances alongside a hot meal, both at Jacksons Lane and within supported housing communities across Haringey. Over the past year, 100 residents at 10 locations have joined the brunches to listen to each other's poetry, eat nutritious comfort food and watch as magicians and drag queens grace the stage. A new partnership with Headway East London provides a new monthly food-based workshop with our combined communities, with Kimchi, dukkah and jerk marinades just some of the treats whipped up and taken home by participants at the end of the day.

As London's premier circus venue, Jacksons Lane offers 'Circus with Friends,' a program led by professional circus artists and designed for older adults, which include activities like juggling and spinning plates, tailored to various mobility levels. Participants often report improved mood and coordination, with one stating, 'I haven't had this much fun in ages. I feel like I'm back in the playground'.

We run a weekly shared reading workshop where participants engage with short stories and poems in a group setting. Together we have delved into over 100 works of literature this year. The sessions encourage open discussion and reflection, fostering a sense of community and boosting confidence among attendees.

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Key statistics and figures

Total number of participants: 205

Total number of sessions: 95

Number of participation opportunities: 791

Christmas Day At Jacksons Lane

For half a century now, Jacksons Lane has been the beating heart of community care in Haringey, and nowhere is this more evident than in our Christmas Day project. Each year since 1975, this initiative has ensured that hundreds of older adults in Haringey and neighbouring boroughs are supported during the festive period. In a world where isolation can be particularly acute for older generations, Christmas Day at Jacksons Lane is a celebration of connection, compassion and joy.

This year, our dedicated staff and 171 volunteers worked tirelessly to open Jacksons Lane's doors for a 50th time on December 25th, to help bring joy to 304 older adults who might otherwise spend the day in solitude. Through 204 festive hamper deliveries and 100 invitations to our vibrant in-person event, Christmas Day provided food, warmth and community.

In order to make this vital event happen we are reliant on the generosity of our community. We were delighted this year to be supported by 10 local businesses and to raise £30,468.39 through the Big Give Christmas match funding challenge as well as from trusts and foundations, website donations and bucket collections.

Our continued partnership with Haringey based food bank IMPACT Cuisine also helps ensure that we reach communities facing multiple challenges in the east of the borough who may not be referred to us through our usual methods.

A Community Hub for Haringey

Community remains at the heart of our work and we have continued to provide a safe and welcoming environment for all through our Warm Space offer, Older Adults programme, and thriving Classes and Courses provision. This year:

- We have delivered 95 projects in the building for older adults
- We have provided 100 free food and drink vouchers via our Wall of Kindness
- We have hosted 51 different weekly classes held by and for the local community
- We have worked directly with 1,124 children from across Haringey
- We have delivered our creative engagement programmes in 18 venues across Haringey

In August 2024 one of our Founders, Nicky Gavron, passed away. We will celebrate and continue her inspirational legacy as we prepare her personal archive of Jacksons Lane's history to be catalogued and stored at Bruce Castle Museum as part of our 50th Anniversary programmes.

Environmental Sustainability

Environmental impact continues to be a key organisational focus. This year we partnered with children from Into the Woods Nursery to build a bug hotel, worked with students from Highgate School to learn about environmental impact in theatre spaces and have continued to centre sustainability within our business model.

Our Head of Operations has become Carbon Literacy certified this year enabling us to better understand the carbon footprint of our building and organisation and we continue to work with Julie's Bicycle on our annual sustainability reporting.

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- In 2024/25 we continued to recycle over 51% of all waste and continue to commit to having a zero to landfill policy
- 11.8 tonnes of carbon avoided
- Our DEC operational rating has improved from 49 B to 42 B

Audiences

In 2024/25 Jacksons Lane engaged over 83,000 people through our Artistic programme, Creative Engagement projects and building offer. 22,830 tickets were sold across 102 productions (including external hires) and our Engagement programmes provided creative, cultural and social opportunities to over 1,800 people. 25% of tickets sold to Haringey audiences.

Through our pay-it-forward free ticket fundraising scheme we were able to provide over 1,200 free tickets to performances at Jacksons Lane, with 890 of these given to families and community groups in Haringey who face barriers to accessing cultural opportunities.

Our Cool Space and Warm Welcome offers supported over 3,000 people impacted by the cost-of-living crisis, while we saw 18,000 attendances of the weekly classes and courses programme held in our building.

Partnerships

In 2024/25 we were delighted to work in partnership with 43 organisations across our artistic and creative engagement programmes.

Creative Engagement partnerships: Sky City Community Centre & Metropolitan Thames Valley, Collage Arts, Haringey Shed, Haringey Creates, Tottenham Green Pools & Fitness, Triangle Children, Young People & Community Centre, Haringey Council Housing and Regeneration, Haringey Youth Service, Haringey GP Federation, Haringey Music Service, Revel Pucks Circus, Harris Academy Coleraine Park, OneStonegrove, Headway East London, Alexandra Primary School, The Grove School, Footsteps Academy, Fortismere School and Lancasterian Primary School.

Artistic Partnerships: National Centre for Circus Arts, The Lowry Theatre, Worthing Theatres, HOUSE South East network, Circomedia, Future Arts Centres, Circus Change Up, Sirkus and Dance Info/Finland, TENT/Holland Circus Producers, The Finnish Institute in the UK and Ireland, Crying Out Loud, Future Formed/Waltham Forest Borough Council, Split Second, Highgate Fair In the Square, Performing HEL/Finland, Extraordinary Bodies, Circus City Bristol, Epicirq/Estonia, Cirko/Finland, Cluster Arts/Australia, Circusstad/Holland, Circuscentrum/Belgium, Teatronis/Lithuania, Perpex/Belgium.

Hires & Commercial Development

Our Hires department has continued to grow, seeing another successful year working with large west end companies, the BBC and independent film crews, as well as our local community. In April 2024 we introduced a new rate for local community hires, balancing our community centred approach with commercial need. For the 4th consecutive year we have increased the number of class and course hires, now hosting 51 different weekly classes. Our theatre hosted a range of external work, from Hampstead Garden Opera to many local schools and amateur groups, all of whom were supported by our highly skilled and professional staff team.

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In August 2024, after 3 years, A La Mesa (3rd party caterer) stepped away from running the café/bar at Jacksons Lane. The decision was made to bring the cafe-bar in-house for a trial period in order to ensure all aspects of the organisation ran cohesively together, and also to explore new income generating strands. With board support we will monitor this new area of the business closely.

C. Structure, Governance and Management

Governing Document

Jacksons Lane is incorporated as a company limited by guarantee and not having a capital divided by shares.

The organisation was incorporated on 3rd November 2006 (registered number 05987997) and registered as a charity on 21st May 2007 (registered number 1119318). The company's objects and powers are stated in its Memorandum of Association and it is governed by its Articles of Association which were updated in May 2020.

The Trustees

The governing body is the Board of Directors ("Board") who are elected by the charity's members at the Annual General Meeting and are directors for the purpose of company law and trustees for the purpose of charity law; in this report, they are referred to as Trustees, to distinguish them from the Executive whom are referred to as Directors. The Board meets at least five times per year.

The Articles require that there is a minimum of 5 and maximum of 13 Trustees. There are currently 12 Trustees, with John Bird stepping down from his position in February 2025, and the board continues to benefit from their strong diversity of experience and background. Adrian Porter has acted as Interim-Chair since September 2024 and Nathan Curry was appointed as Vice-Chair on 26 November 2024. The Directors and Trustees are currently in the process of appointing a new Chair to the board.

The Trustees delegate the day-to-day operational management to the Joint CEO's (see below) but retain responsibility and oversight for final decisions in respect of specific matters.

The Board has established appropriate controls and reporting mechanisms to ensure that the Executive operates within the scope of the powers delegated to it. All matters not specifically reserved for the Board but necessary for the day-to-day operations of the charity are delegated to the Executive.

Recruitment, Appointment and Induction of Trustees

Trustee Recruitment needs are assessed through conversations with existing Trustees and an annual description, context on Jacksons Lane, and highlights key skills we are seeking. We continue to explore connections between the youth board and main board of Trustees, with the long-term aim of appointing young trustees and more actively embedding youth voice in the governance of the organisation.

All potential trustees attend a Board meeting as an observer before being elected to the Board. A full induction process including Board and staff mentoring supports new trustees to perform their duties effectively. Trustees are encouraged to visit the organisation's projects and to meet the staff, a process supported through Trustee/Staff working groups and a board/staff mentoring programme. The progression of new trustees is monitored by the Chair/Vice-Chair or other nominated trustee, to ensure that they:

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- Are fully aware of their roles and responsibilities.
- Are informed about the organisation to meaningfully input into discussion.
- Training needs are identified and addressed.

All trustees are informed of external training opportunities during the year. Charity Commission updates and news are also provided to them.

Our current board is made up of 11 members, 50% of whom demonstrate protected characteristics:
33% have experience of racial inequality
25% identify as Disabled or Neurodiverse
42% female, 50% male, 8% non-binary

Trustee Biographies

The trustees in office during the year are set out on Page 1.

Details of the backgrounds of the Trustees who held office 31 March 2022 are as follows:

Interim Chair: Adrian Porter. Adrian is a former national squad gymnast who has been teaching circus for over 25 years. He oversaw acrobatic development for the Millennium Dome Show and went on to co-write the first iteration of the Foundation degree program at the National Centre for Circus Arts (NCCA). Adrian worked for 10 years as head coach on 2 Cirque du Soleil shows Varekai and KA and he now works as the Head of Higher Education Delivery at NCCA. He is a Board member of FEDEC and part of the Erasmus+ drive considering mobility around riggers and technicians across the world. Adrian has established a Research and Ethics committee whose aim is to drive the next stage of circus and performing arts research in the UK. Adrian became Vice-Chair in September 2023 and stepped-up to acting Interim Chair in November 2024.

Vice-Chair: Nathan Curry. Nathan is a theatre director, creative producer and arts programmer. He is the Co-Artistic Director and CEO of Tangled Feet theatre ensemble who make original physical theatre and image led work, as well as running an industry-leading participation and Dramatherapy programme with thousands of young people. Previously, he was the Associate Director of The Greenwich+Docklands International Festival, the Associate Director of The Bush Theatre and a Staff Director at The National Theatre. Nathan was appointed Vice-Chair in November 2024.

Trustees:

Adrian Berry (see page 14)

John Bird. John has over 30 years' experience in the finance sector and was a partner at Deloitte. More recently he served on the Council of The Architectural Association where he chaired the Finance and Resources Committee and was a member of the Audit and Risk Committee. In February 2025 John stepped down for the board of Jacksons Lane.

Izzy Bloomer. Izzy is a circus artist, performer and teacher who has worked and studied across Europe & Australia. They graduated from The National Centre for Circus Arts and alongside performing works as a circus consultant, with UK companies such as Lavrak Circus, She Said Jump Co. and Robie Hébert.

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Monica Comyns. Monica is a primary school teacher, with a previous career in financial compliance across multiple firms. She brings her corporate knowledge and passion for volunteering to the Jacksons Lane board

Hannah Cox (see page 14)

Reene Deba. Reene is currently the Head of Pensions at the Ministry of Justice. She has worked in both the public and private sector across a diverse range of senior finance roles. Additionally, she is appointed Independent Member of the Audit and Risk committee for Haringey council.

Monique Deletant. Monique is experienced arts leader who has worked across the arts sector and is currently CEO/Creative Director of artsdepot, a multi-award-winning cultural hub in Barnet. She has worked as Director of Dance Hub Birmingham/Deputy Director of Culture Centre and led projects including the Birmingham Cultural Education Partnership and Commonwealth Games events. She has led Stratford Circus Arts Centre and Rich Mix, successfully reapplying for Arts Council funding and developing new initiatives. She also works in a freelance capacity coaching, mentoring and supporting organisations through change. Prior to working in the arts, she worked for an MP and the Master of the Rolls.

David Porter. David is an architect who designed housing for Camden Council then in the Netherlands. He became head of the Mackintosh School of Architecture and part of the executive team at the Glasgow School of Art. He taught urbanism and creative research at China's Central Academy of Fine Art and was president of the Architectural Association, chairing its board of trustees.

Gillian Smith. Gillian was for many years a partner of a leading City law firm and subsequently served as Counsel to an American City practice, specialising in finance. Between 2014-23, Gillian was a trustee of Plan International UK (an INGO working to improve the prospects of children in some of the world's poorest communities), serving as Deputy Chair of the charity from 2019. Having lived and brought up a family in Highgate for over 25 years, Gillian is convinced of and passionate about the value which all aspects of Jacksons Lane's activities bring to local communities.

Pax Nindi. Pax Nindi FRSA is the CEO of World Carnival Commission and Founder/Chief Executive of Global Carnivalz Ltd. He is also the Founder/Producer of Junkanew TV and the visionary behind the 2025 Carnival and Festival Lab. Pax has been Carnival Director for; Hackney Carnival, St Paul's Carnival, and Cowley Road Carnival (Oxford), and previously served as Creative Director for the UK Centre for Carnival Arts. As a former senior officer at Arts Council England, Pax authored the national Carnival Strategy.

Trustees Meetings and Interests

During the year, there were 4 Board meetings, all of which were quorate.

The Trustees have no beneficial interest in the company other than as members; Trustees are also Directors of the company. All the trustees are members of the company and guarantee to contribute £1.00 if the company is wound up.

All trustees give their time voluntarily and receive no benefits from the charity. No expenses were reclaimed from the charity by Trustees.

The charity's insurance cover includes Directors' and Officers' Indemnity Insurance for Trustees.

Jackson's Lane
(Limited by Guarantee)
Trustees' report

Board Sub-Committees

We have an active Finance sub-committee, chaired by Reene Deba. The committee meets monthly, and provides detailed scrutiny to management accounts, risk register and financial planning, feeding back to and advising the wider board where final decision making takes place. The current Finance Committee members are: Reene Deba (Chair), John Bird (until February 2025), Monica Comyns, Gillian Smith, Hannah Cox and Jacksons Lane's Finance Manager.

A new Artistic sub-committee provides support for the artistic planning of the organisation, and the development of artistic strategy. The Artistic sub-committee meets bi-monthly, is Chaired by Adrian Berry and includes Nathan Curry, Adrian Porter and David Porter.

Executive Management

Whilst the Trustees are responsible for all the charity's actions, day-to-day operations and decision-making continue to be delegated to the Executive, who report directly to the Board.

Hannah Cox (Executive Director). Hannah joined Jacksons Lane in 2022 and is an experienced arts leader with a long career within the participatory arts sector. Previously working for National Theatre and Southbank Centre she has innovated and led a wide range of participation and training programmes for young people, schools and community groups across London and nationally.

Adrian Berry (Artistic Director) has been Artistic Director since 2007 and has transformed Jacksons Lane into the UK's leading arts centre for contemporary circus and visual theatre, supporting over 150 emerging artists from a range of diverse backgrounds each year. Prior to this, he was Director of Trinity Theatre in Kent, The Bull Theatre North London has worked for the National Theatre, The Albany and Stratford Circus Arts Centre.

The Board has established appropriate controls and reporting mechanisms to ensure that the Executive operates within the scope of the powers delegated to it. The Board has determined Reserved Powers (as listed above) which only it can ultimately exercise.

All matters not specifically reserved to the Board and necessary for the day-to-day operations of the charity are delegated to management. Examples of the responsibilities of management are:

- a. Operate within delegated authority limits set by the Board
- b. Reporting to the Board in a timely manner and against agreed criteria
- c. Formulating and recommending the strategic direction of the charity
- d. Translating the approved strategic plan into an annual operating and financial plans
- e. Managing the human, physical and financial resources
- f. Compliance of the charity with relevant laws and regulations
- g. Deliver agreed performance measures
- h. Develop, implement and manage risk management along with internal compliance and control systems
- i. Develop, implement and update policies and procedures

Staff Team

Jacksons Lane is fortunate to have an incredible team of vibrant, dedicated, talented and charismatic employees who work hard to ensure the charity hums. All staff have an induction and probation

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Trustees' report

period at the start of their employment and an annual appraisal which outlines their performance against their key objectives in their job description. All contracted staff receive regular salary reviews, development opportunities and access to training.

Volunteers

Jacksons Lane works with over 200 volunteers, including those who volunteer for our Community Christmas Day, support our Creative Engagement and Heritage programmes, and our Trustees, who volunteer their time to oversee the strategic direction of the organisation and ensure that we are delivering services in line with our objectives and charitable purpose.

D. Principal Opportunities, Uncertainties and Risks

The trustees have a full risk register which is reviewed on a regular basis at Finance Committee meetings and at quarterly board meetings. Our main risks and mitigations are as follows:

Revenue Fundraising: Fundraising continues to be challenging across the arts and charity sectors, with many Trusts and Foundations, an area of fundraising we have traditionally been successful within, ceasing or pausing grant programmes. We will continue to seek funding through Trusts, Foundations and statutory partners, bringing in external consultative support where needed, but plan to capitalise on our 50th Anniversary year programmes and the unique opportunity this year provides to invest in our individual giving campaigns, develop new business partnerships and bolster our case for support. Our Hires and Events programme continues to perform well, enabling us to confidently increase our income targets in this area. All income strands will continue to be monitored closely by the Executive team, Finance Committee and Board.

Café/Bar operation. In August 2024 our 3rd party caterer stepped away from running the café/bar at Jacksons Lane. We have decided to bring the cafe-bar operation in-house for a trial period to both ensure cohesion and quality control across all public facing aspects of our organisation, and to explore a potential new income stream within our business model. With an increased public programme across our Anniversary year we have a strong opportunity to test what might be possible within this strand and to establish our new offer. We have invested in a staff team with relevant business development experience and with board support we will monitor this new area of the business closely.

This financial year marked the third year of 5 years confirmed funding from Haringey Council and we have recently applied to the Arts Council for a further extension (to 5 years total) of NPO funding. Haringey has now confirmed it will be the Mayor of London's Borough of Culture in 2027, in which we will be an active partner, providing further opportunity to deepen our partnership and reputation with our local council.

2025 is Jacksons Lane's 50th Anniversary which provides a unique opportunity for us to platform our work to new audiences, new partners and new communities. We have planned a fundraising campaign to run across the year with an ambitious target which would help safeguard creative engagement programmes and our core costs within a more challenging fundraising landscape.

Christmas 2025 will see the return of our highly successful 2024 production, Christmas Comes to Moominvalley, which we anticipate will prove to be another success reaching new audiences and generating increased footfall onsite, helping us to establish our new café provision and to promote our broader programmes and opportunities as we move beyond our anniversary year.

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Trustees' report

E. Review of Financial Position

- a. In the financial year ended 31st March 2025, Jacksons Lane recorded total income of £1,366,226 (2024: £1,052,932). Total expenditure of £1,543,066 (2024: £1,277,443). This resulted in an overall deficit for the year of £176,840 (2024 deficit: £224,511).
- b. Of this the restricted deficit was £141,570 (2024: £213,127).
- c. Our unrestricted funds decreased by £35,270 (2024: £11,384) to £399,369 (2024: £434,639) of which £80,000 (2024: £80,000) is designated; this leaves general unrestricted funds at £319,369 (2024: £354,639) at the 31st March 2025.
- d. The total Funds attributed to Capital Development at 31st March 2025 was £4,105,648 (2024: £4,293,405).

General Reserves policy

The Trustees have a formal documented Reserves Policy which seeks to protect staff and operations by retaining sufficient free and unrestricted funds to weather periods when, for example an unforeseen deficit or significant adverse event occurs. Jacksons Lane currently defines these funds as free cash, the availability of which safeguarded the organisation during the COVID 19 pandemic.

Based on the 2024-2025 Forecast for fixed and semi-fixed marketing, operational and core costs, the Board's initial assessment is that General Reserves should be maintained in a range between £200,000 and £400,000; at 31st March 2025 General Reserves were at £319,369.

The cash reserve position will be kept under scrutiny with the Trustees committed to maintaining 3 months of free cash based on pre pandemic operating costs to ensure the viability of the organisation.

Going concern

Beyond monitoring the financial performance and management for the immediate year through the monthly reporting cycle, the Trustees assess the financial wellbeing of the organisation by contributing to and reviewing the cashflow and budget. The Business Plan has been updated since the pandemic.

The going concern status of the charity is a key focus of reporting for the Executive Director and Finance Committee who monitor actual and forecast cash flow and the robustness of the charity's income sources at monthly meetings; this is then reported on and discussed at each Trustees Meeting.

Despite ongoing challenges across the sector, and changes in our business model with our cafe/bar provision moving in-house, we are anticipating only a small deficit for our end of year position with strong reserves still in place. Our successful fundraising via The National Lottery Heritage Fund and Haringey Council's Community Carbon Fund has enabled us to invest in our physical building, improving our sustainability, reducing energy costs and reducing the risk of future damage.

Our Anniversary year provides a unique opportunity for fundraising and the development of new partnerships, which we hope will help us to further mitigate against a challenging fundraising landscape. We are seeking to raise surplus funds across financial year 2025/26 which will provide stability for our future creative engagement programmes which are largely grant funded.

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Trustees' report

Our organisational budget for the year ahead is forecast to break even, supported by the return of our successful Christmas show, a dynamic artistic programme anchored to our anniversary and further growth in our commercial ventures, namely our hires & events department and the café/bar operations.

Additionally, we have applied for the extension year proposed by Arts Council England which would extend our NPO funding until end of 2027 and are exploring potential partnership opportunities linked to Haringey's Borough of Culture year in 2027.

Plans for future

Jacksons Lane's 50th anniversary in 2025 is a time for celebration and reflection. Supported by The National Lottery Heritage Fund, we will engage thousands of community members through heritage and creative engagement projects, our innovative artistic programming, and our building offer. We plan to use this milestone year to reflect on our history, connect with our community and plan for our future, using community think-ins, and in-depth evaluation and impact assessment to enable a consultative and data-led approach to shaping our next 5 year Business Plan.

The completion of roof works ensure our building is fit for purpose, while new LED lighting in our theatre continues our work to improve our environmental sustainability. A permanent Archive and Oral History Collection at Bruce Castle Museum will build upon our longstanding work with communities in the east of Haringey. We remain committed to working with participants across Haringey through our Youth Circus, Older Adults programme and Circus in Schools, and as we move into the final funded year of our Barnet Youth Circus provision we plan to explore how best to embrace and build upon the in-depth partnerships we have formed there.

International collaborations, such as our partnership with The Finnish Institute in the UK and Ireland, enable us to remain as a vital platform for the presentation of contemporary circus and non-verbal theatre. Our Christmas production, *Christmas Comes to Moominvalley*, returns after its successful 2024 run, closing our anniversary year and setting the stage for future large-scale productions. Through these efforts, we ensure Jacksons Lane remains a vital hub for creativity and community.

Related parties and relationships with other organisations

We are committed to working in partnership with other providers. This has been a significant strategic aim and we are now working with 36 different organisations to deliver our services.

Statement about Fundraising Practice

Jacksons Lane has established a Fundraising Strategy which works alongside our Strategic and Operational Plans.

Our fundraising strategy aims to address how we will achieve our Strategic Development target and the budgeted fundraised annual income. We are committed to diversifying our income, developing our services to new communities as well as expanding our area of benefit.

Ethical fundraising

We are committed to ethical fundraising, ensuring that we do not accept donations or support from companies who are in direct conflict with our aims. We have an ethical fundraising policy which is reviewed annually by the board.

Jackson's Lane
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Trustees' report

F. Statement of the Responsibilities of Trustees

The trustees (who are also directors of Jacksons Lane for the purposes of company law) are responsible for preparing the trustees' annual report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the trustees are required to:

- Select suitable accounting policies and then apply them consistently.
- Observe the methods and principles in the Charities Statement of Recommended Practice (SORP).
- Make judgements and estimates that are reasonable and prudent.
- State whether applicable UK Accounting Standards and statements of recommended practice have been followed, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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

In so far as the trustees are aware:

- There is no relevant audit information of which the charitable company's auditors are unaware.
- The trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

Members of the charity guarantee to contribute an amount not exceeding £1 to the assets of the charity in the event of winding up. The total number of such guarantees at 31 March 2025 was 11. The trustees are members of the charity, but this entitles them only to voting rights. The trustees have no beneficial interest in the charity.

Auditor

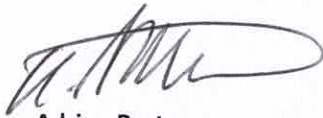
Breckman and Company was re-appointed as the charitable company's auditor during the year and have expressed their willingness to continue in that capacity.

Small Company Exemptions

This report is prepared in accordance with the provisions of the Companies Act 2006 relating to small companies.

Jackson's Lane
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Trustees' report

The trustees' annual report has been approved by the trustees on 8 September 2025 and signed on their behalf by

A handwritten signature in dark ink, appearing to read 'A. Porter', with a large, sweeping loop at the end.

Adrian Porter
Interim Chair

Independent Auditors' Report to the Members of Jackson's Lane

Opinion

We have audited the financial statements of Jacksons Lane (the 'charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet, the Cash Flow Statement and notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charitable company's affairs as at 31 March 2025, and of its incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the trustees with respect to going concern are described in the relevant sections of this report.

Other information

The other information comprises the information included in the trustees annual report, other than the financial statements and our auditor's report thereon. The trustees are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Independent Auditors' Report to the Members of Jackson's Lane

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the trustees' report (incorporating the directors' report) for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the trustees were not entitled to prepare the financial statements in accordance with the small companies' regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

Responsibilities of trustees

As explained more fully in the trustees' responsibilities statement set out on page 18, the trustees (who are also the directors of the charitable company for the purposes of company law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the trustees are responsible for assessing the charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

Independent Auditors' Report to the Members of Jackson's Lane

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

Our assessment focussed on key laws and regulations the charitable company has to comply with and areas of the financial statements we assessed as being more susceptible to misstatement. These key laws and regulations included but were not limited to compliance with the Companies Act 2006, Charities Act 2011, taxation legislation, data protection and employment legislation.

We are not responsible for preventing irregularities. Our approach to detecting irregularities included, but was not limited to, the following:

- obtaining an understanding of the legal and regulatory framework applicable to the charitable company and how the charitable company is complying with that framework, including agreement of financial statement disclosures to underlying documentation and other evidence;
- obtaining an understanding of the charitable company's control environment and how the charitable company has applied relevant control procedures, through discussions with Trustees and other management and by performing walkthrough testing over key areas;
- obtaining an understanding of the charitable company's risk assessment process, including the risk of fraud;
- reviewing meeting minutes of those charged with governance throughout the year; and
- performing audit testing to address the risk of management override of controls, including testing journal entries and other adjustments for appropriateness, evaluating the business rationale of significant transactions outside the normal course of business and reviewing accounting estimates for bias.

Whilst considering how our audit work addressed the detection of irregularities, we also considered the likelihood of detection based on our approach. Irregularities arising from fraud are inherently more difficult to detect than those arising from error.

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk is also greater regarding irregularities occurring due to fraud rather than error, as fraud involves intentional concealment, forgery, collusion, omission or misrepresentation.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

Independent Auditors' Report to the Members of Jackson's Lane

Use of our report

This report is made solely to the charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charitable company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Mr Graham Berry FCCA (Senior Statutory Auditor)
For and on behalf of Breckman & Company Ltd
Statutory Auditors
Chartered Certified Accountants

49 South Molton Street
London W1K 5LH

8 September 2025

Jackson's Lane

(Limited by Guarantee)

Statement of Financial Activities (Including Income and Expenditure Account)
for the year ended 31 March 2025

	Notes	Unrestricted funds	Restricted funds	2025 Total	Unrestricted funds	Restricted funds	2024 Total
	2	£	£	£	£	£	£
Income and endowments from:							
Donations and legacies - page 26		272,127	-	272,127	280,319	-	280,319
Charitable activities:							
Operation of The Centre - pages 27-28		673,340	271,591	944,931	489,693	190,580	680,273
Other operating income - page 28		104,802	-	104,802	31,070	-	31,070
Investments - page 28		7,026	-	7,026	5,539	-	5,539
Other - page 28		37,340	-	37,340	55,731	-	55,731
Total		1,094,635	271,591	1,366,226	862,352	190,580	1,052,932
Expenditure on:							
Raising funds:							
Fundraising		2,123	-	2,123	1,819	-	1,819
Charitable activities:							
Operation of The Centre - page 29		1,313,364	209,043	1,522,407	1,046,588	201,975	1,248,563
Other operating expenditure - page 29		12,217	-	12,217	17,456	-	17,456
Other	3	6,319	-	6,319	9,605	-	9,605
Total		1,334,023	209,043	1,543,066	1,075,468	201,975	1,277,443
Net movement in funds:							
Net income / (expenditure)	4	(239,388)	62,548	(176,840)	(213,116)	(11,395)	(224,511)
Transfers between funds	16, 17	204,118	(204,118)	-	201,732	(201,732)	-
Net movement in funds carried forward		(35,270)	(141,570)	(176,840)	(11,384)	(213,127)	(224,511)

Jackson's Lane

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Statement of Financial Activities (Including Income and Expenditure Account)
for the year ended 31 March 2025

	Unrestricted funds £	Restricted funds £	2025 Total £	Unrestricted funds £	Restricted funds £	2024 Total £
Net movement in funds brought forward	(35,270)	(141,570)	(176,840)	(11,384)	(213,127)	(224,511)
Reconciliation of funds:						
Total funds brought forward	434,639	4,256,342	4,690,981	446,023	4,469,469	4,915,492
Total funds carried forward	16, 17	399,369	4,514,141	434,639	4,256,342	4,690,981

The notes on pages 33 to 43 form an integral part of these financial statements.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derives from continuing activities.

Jackson's Lane

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Year ended 31 March 2025

	2025		2024	
	£	£	£	£
Income from donations and legacies				
Donations				
Donations	9,907		18,340	
Donated facilities	<u>20,085</u>		<u>19,840</u>	
		29,992		38,180
Grants				
ACE - NPO funding	132,135		132,136	
LB Haringey - revenue funding	<u>110,000</u>		<u>110,003</u>	
		242,135		242,139
		<u>272,127</u>		<u>280,319</u>

Of the £272,127 (2024 - £280,319) income received from donations and legacies, £243,135 (2024 - £242,139) was grants provided by public bodies.

Jackson's Lane

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Year ended 31 March 2025

	2025		2024	
	£	£	£	£
Income from charitable activities				
Grants				
Project specific funding				
Chapman Charitable Trust	-		1,000	
Christmas Day donations	18,674		26,660	
Finnish Institute	-		10,485	
Foyle Foundation	-		40,000	
George Michael Estate	5,000		25,000	
Go London	22,322		5,450	
Heritage Lottery Fund	103,490		-	
Hiscox Foundation	21,000		-	
John Lyon's Charity	32,100		27,700	
London Borough of Haringey	17,121		3,000	
Morrisons Foundation	-		4,170	
Participation (Community) - misc	11,024		11,461	
Participation (Youth) - misc	9,412		16,363	
Private donations	5,000		-	
Sureserve Foundation	5,400		-	
The National Lottery Community Fund	-		18,291	
Urban Frontiers Foundation	3,810		-	
Wates Foundation	7,000		-	
W.G. Edwards Charitable Foundation	-		1,000	
Youth Circus - misc	10,238		-	
		271,591		190,580

Project specific grants of £271,591 (2024 - £190,580) were received in the year which were restricted in their use. See note 17, page 41.

Jackson's Lane

(Limited by Guarantee)

Year ended 31 March 2025

	2025		2024	
	£	£	£	£
Operation of The Centre				
Room, studio and regular hires	249,552		220,967	
Classes and courses	87,347		79,009	
Box office	257,334		148,830	
		594,233		448,806
In kind support				
Artists in Residence	51,192		19,757	
Creative Engagement	13,397		9,538	
Christmas Day	14,518		11,592	
		79,107		40,887
		673,340		489,693
Other operating income				
Cafe and bar	87,879		28,640	
Sundry	16,923		2,430	
		104,802		31,070
		778,142		520,763
Investment income				
Bank interest received		7,026		5,539
Other income				
Theatre Tax Relief		37,340		55,731
		37,340		55,731

Jackson's Lane

(Limited by Guarantee)

Year ended 31 March 2025

	2025		2024	
	£	£	£	£
Expenditure on charitable activities				
Operation of The Centre				
Direct costs	1,034,402		814,037	
In kind support	79,107		40,887	
	<u>1,113,509</u>		<u>854,924</u>	
Support costs - page 30	408,898		393,639	
		1,522,407		1,248,563
Other operating expenditure				
Support costs - page 30	417		394	
Governance costs - page 30	<u>11,800</u>		<u>17,062</u>	
		12,217		17,456
		<u>1,534,624</u>		<u>1,266,019</u>

Of £1,534,624 (2024 - £1,266,019) expenditure on charitable activities, £209,043 (2024 - £201,975) was expenditure of restricted fund grants. See note 17 (page 41).

Jackson's Lane

(Limited by Guarantee)

Year ended 31 March 2025

	2025	2024
	£	£
Support and governance costs		
Support costs		
Operation of The Centre	408,898	393,392
Other operating costs - finance	417	394
	<u>409,315</u>	<u>393,786</u>
Governance costs		
Professional/financial		
Legal/professional	1,800	8,462
Accountancy/other	-	1,100
Audit	10,000	7,500
	<u>11,800</u>	<u>17,062</u>

Jackson's Lane

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Balance Sheet
31 March 2025

	Notes	2025	2024
		£	£
Fixed assets			
Tangible assets	9	4,125,256	4,293,405
Current assets			
Stocks	10	4,562	-
Debtors	11	131,837	126,626
Cash at bank and in hand		611,336	623,142
		<u>747,735</u>	<u>749,768</u>
Liabilities			
Creditors: amounts falling due within one year	12	(346,706)	(288,295)
Net current assets		<u>401,029</u>	<u>461,473</u>
Total assets less current liabilities		<u>4,526,285</u>	<u>4,754,878</u>
Creditors: amounts falling due after more than one year	13	(12,144)	(63,897)
Net assets		<u><u>4,514,141</u></u>	<u><u>4,690,981</u></u>
The funds of the charity			
Unrestricted funds	16		
- General fund		319,369	354,639
- Designated funds		80,000	80,000
		<u>399,369</u>	<u>434,639</u>
Restricted funds	17	4,114,772	4,256,342
Total charity funds		<u><u>4,514,141</u></u>	<u><u>4,690,981</u></u>

These accounts are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The accounts were approved by the Board of Trustees on 8 September 2025 and signed on its behalf by

Adrian Porter
Interim Chair of Trustees



Nathan Curry
Vice-Chair



The notes on pages 33 to 43 form an integral part of these financial statements.

Jackson's Lane

(Limited by Guarantee)

**Cash Flow Statement
for the year ended 31 March 2025**

	Notes	2025 £	2024 £
Cash flows from operating activities	23	70,670	52,590
Cash flows from investing activities:			
Dividends, interest and rents from investments		7,026	5,539
Purchase of property, plant and equipment		(41,223)	(146,475)
Net cash provided by investment activities		(34,197)	(140,936)
Repayments of borrowing		(48,279)	(44,992)
Net cash provided by financing activities		(48,279)	(44,992)
Change in cash at bank and in hand in the reporting period		(11,806)	(133,338)
Cash at bank and in hand at the beginning of the reporting period		623,142	756,480
Cash at bank and in hand at the end of the reporting period		611,336	623,142

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

1. Accounting policies

1.1. Basis of preparing the financial statements

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (issued October 2019) applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) - (Charities SORP (FRS 102)), and the Companies Act 2006.

The charitable company meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

1.2. Preparation of the accounts on a going concern basis.

The charitable company is dependent on the continued support of grant aiding bodies. The trustees believe that the company will continue to receive this support and accordingly consider that it is appropriate to prepare the financial statements on the going concern basis.

1.3. Fund accounting

Funds held by the charitable company are either:

- Unrestricted general funds - these are funds which can be used in accordance with the charitable objects at the discretion of the trustees.
- Designated funds - these are unrestricted funds of the charity which the trustees have decided at their discretion to set aside to use for a specific purpose.
- Restricted funds - these are funds that can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

1.4. Incoming resources

All incoming resources are included in the Statement of Financial Activities when:

- the charitable company is legally entitled to the funds
- any performance conditions attached to the income have been met or are fully within the control of the charity
- there is sufficient certainty that receipt of the income is considered probable
- the amount can be reliably measured

- Donations and legacies

Grants/donations are recognised in incoming resources in the year in which they are receivable, except as follows:

- when donors specify that grants/donations given to the charity must be used in future accounting periods, the income is deferred until those periods
- when donors impose conditions which have to be fulfilled before the charity becomes entitled to use such income, the income is deferred and not included in incoming resources until the preconditions for use are met.

- Charitable activities

Earned income - income from box office, hires, operation of the centre and sundry other operational income is included in incoming resources in the period in which the relevant activity takes place.

Project specific funding - when donors specify that donations and grants are for particular restricted purposes, which do not amount to pre-conditions regarding entitlement, this income is included in incoming resources of restricted funds when receivable.

- Donated services and facilities

Donated services or facilities are recognised as income when the charitable company has control over the item, any conditions associated with the donated item have been met, the receipt of economic benefit from the use by the charity of the item is probable and that economic benefit can be measured reliably. On receipt, donated services and facilities are recognised on the basis of the value of the gift to the charity which is the amount the charity would have been willing to pay to obtain services or facilities of equivalent economic benefit on the open market; a corresponding amount is then recognised in expenditure in the period of receipt.

- Investment income

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charitable company; this is normally upon notification of the interest paid or payable by the Bank.

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

1.5. Expenditure

All expenditure is included on an accruals basis inclusive of any VAT which cannot be recovered and is recognised when:

- there is a legal or constructive obligation to make a payment
- it is probable that settlement will be required
- the amount of the obligation can be measured reliably

- Costs of raising funds

Costs incurred in attracting donations, and those incurred in trading activities that raise funds.

- Charitable activities

Operation of the Centre and other direct costs - costs incurred in the provision of a community centre and regional arts and arts education resource.

- Support costs

The administrative and overhead costs associated with running the office from which the charitable company operates as well as governance costs.

Support costs have been allocated to activities on a basis consistent with use of resources.

- Governance costs

Costs associated with the constitutional and statutory requirements of the charitable company.

1.6. Pensions

The charitable company operates a defined contribution scheme for the benefit of its employees where contributions payable are recognised as expenditure when due.

1.7. Tangible fixed assets and depreciation

Individual fixed assets costing £1,000 or more are capitalised at cost.

Depreciation is provided at annual rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

- | | | |
|-----------------------------|---|--|
| Fixtures/fittings/equipment | - | 20% - 33% on cost |
| Property development costs | - | Straight line over the life of the lease |

1.8. Stock

Stock is included at the lower of cost or net realisable value. Donated items of stock are recognised on receipt at fair value which is the amount the charity would have been willing to pay for the items on the open market

1.9. Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid after taking account of any trade discounts due.

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

1.10. Cash at bank and in hand

Cash at bank and in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

1.11. Creditors and provisions

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

1.12. Financial Instruments

The charitable company only has financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value, and subsequently measured at their settlement value.

1.13. Significant Accounting Estimates and Judgements

In determining the carrying amounts of certain assets and liabilities, the charitable company makes assumptions of the effects of uncertain future events on those assets and liabilities at the balance sheet date. The charitable company's estimates and assumptions are based on historical experience and expectation of future events and are reviewed annually.

2. Incoming resources

The total incoming resources for the year have been derived from the principal activity undertaken wholly in the UK.

3. Interest payable	2025 £	2024 £
On loans/overdrafts	6,319	9,605
	<hr/>	<hr/>
4. Net income/(expenditure) for the year is stated after charging:	2025 £	2024 £
Depreciation of tangible fixed assets	209,372	205,570
Bank interest payable	6,319	9,605
Auditors' remuneration		
- external audit	10,000	7,000
- external audit underaccrual from previous year	-	500
- other services	-	500
	<hr/>	<hr/>

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

5. Trustees' emoluments and reimbursed expenses

Trustees Adrian Berry and Hannah Cox were remunerated in the year as follows for their roles as Artistic Director and Executive Director:

	2025
	£
Artistic Director Salary	56,510
Artistic Director Pension	1,695
Executive Director Salary	31,983
Executive Director Pension	960

The aggregated amount reimbursed to Trustees during the year was £nil (2024 - £nil).

6. Staff costs and numbers

	2025	2024
	£	£
Staff costs		
Salaries and wages	622,740	509,477
Social security costs	43,059	35,373
Pension costs	15,052	11,324
	<u>680,851</u>	<u>556,174</u>

No employee earned £60,000 or more during the year (2024 - nil).

The key management personnel of the charitable company comprise the Trustees and the Senior Management Team. The total employee benefits of the key management personnel of the charity were £135,438 (2024: £105,060).

Staff numbers

The average numbers of employees (including casual and part time staff) during the year was made up as follows:

	2025	2024
	Number	Number
Operation of the Centre	<u>52</u>	<u>42</u>

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

7. Pension costs

The charitable company operates a defined contribution pension scheme in respect of its employees. The scheme and its assets are held by independent managers. The pension charge represents contributions due from the charitable company and amounted to £15,052 (2024 - £11,324).

8. Corporation taxation

The charitable company is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

9. Fixed assets - tangible assets

	Property development costs £	Fixtures/ fittings/ equipment £	Total £
Cost			
1 April 2024	4,711,943	89,855	4,801,798
Additions	19,285	21,938	41,223
31 March 2025	<u>4,731,228</u>	<u>111,793</u>	<u>4,843,021</u>
Depreciation			
1 April 2024	418,538	89,855	508,393
Charge for year	207,042	2,330	209,372
31 March 2025	<u>625,580</u>	<u>92,185</u>	<u>717,765</u>
Net book values			
31 March 2025	<u>4,105,648</u>	<u>19,608</u>	<u>4,125,256</u>
31 March 2024	<u>4,293,405</u>	<u>-</u>	<u>4,293,405</u>

There is a fixed charge on the property pursuant to the capital funding agreement with Arts Council England.

10. Stocks

	2025 £	2024 £
Stocks	<u>4,562</u>	<u>-</u>

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

11. Debtors	2025	2024
	£	£
Trade debtors	83,048	51,332
Other debtors	5,162	7,242
Prepayments and accrued income	43,627	68,052
	<u>131,837</u>	<u>126,626</u>
12. Creditors: amounts falling due within one year	2025	2024
	£	£
CBILS loan	51,753	48,279
Trade creditors	24,787	28,227
Other taxation/social security	44,931	33,463
Other creditors	44,795	45,634
Accruals	32,162	13,419
Deferred income (note 14)	148,278	119,273
	<u>346,706</u>	<u>288,295</u>
13. Creditors: amounts falling due after more than one year	2025	2024
	£	£
CBILS loan	<u>12,144</u>	<u>63,897</u>
14. Deferred income		£
Balance at 1 April 2024		119,273
Amount released to incoming resources		(119,273)
Amount deferred in the year		148,278
Balance at 31 March 2025		<u>148,278</u>

Deferred income relates to grants and other income from charitable activities received in advance.

Jackson's Lane

(Limited by Guarantee)

Notes to the Financial Statements for the year ended 31 March 2025

15. Limited by guarantee

The private limited company is registered in EW - England & Wales, is limited by guarantee, and does not have a share capital. Each member gives a guarantee to contribute a sum, not exceeding £1, to the charitable company should it be wound up. At 31 March 2025 there were 11 members.

16. Unrestricted funds	Brought forward £	Incoming resources £	Outgoing resources £	Transfers £	Carried forward £
General fund	354,639	1,094,635	(1,334,023)	204,118	319,369
Designated funds:					
Capital development	15,000	-	-	-	15,000
Impact Assessment	30,000	-	-	-	30,000
Building repairs/maintenance	10,000	-	-	-	10,000
Hire liability	25,000	-	-	-	25,000
	<u>434,639</u>	<u>1,094,635</u>	<u>(1,334,023)</u>	<u>204,118</u>	<u>399,369</u>

Capital development

A fund that was set aside in order to meet future costs relating to the renovation of the theatre building.

Impact Assessment

Provision of an economic impact study to show the impact of Jacksons Lane on the surrounding economy. This is a repeat of the 2013 study which has proved invaluable for demonstrating value.

Building repairs/maintenance

Funding to cover repairs to areas not updated by the capital development programme.

Hire liability

Provision for liability arising from no longer being able to honour hires contracts that have been moved due to the pandemic.

Jackson's Lane

(Limited by Guarantee)

Notes to the Financial Statements for the year ended 31 March 2025

17. Restricted funds	Brought forward £	Incoming resources £	Outgoing resources £	Transfers £	Carried forward £
Development fund	4,237,681	46,710	-	(204,118)	4,080,273
Creative Learning	1,929	197,757	(170,325)	-	29,361
Christmas Lunch	11,480	27,124	(35,509)	-	3,095
Older Adults Programme	5,252	-	(3,209)	-	2,043
	<u>4,256,342</u>	<u>271,591</u>	<u>(209,043)</u>	<u>(204,118)</u>	<u>4,114,772</u>

Development fund

This fund consists of grants and donations received specifically for the purchase of fixed assets. The funds will be transferred to the general fund over the expected useful life of the assets once the project is complete.

The balance at 31 March 2025 is attributable to:

	£
Fixtures, fittings & equipment	14,301
Property development costs	4,053,244
Future capital expenditure	12,728
	<u>4,080,273</u>

Creative Learning

A fund for monies to support the costs participation, community and education activities with young people, women and older adults, principally projects like JL Circus.

Christmas Lunch

Funds to support the Christmas Day event at Jacksons Lane providing a meal, entertainment and gifts for older adults who would otherwise be alone.

Older Adults Programme

To support the costs of older adults creative programmes including Social Lunch, Reading group and Circus with Friends.

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

18. Analysis of net assets between funds

	General funds £	Designated funds £	Restricted funds £	Total £
Fund balances at 31 March 2025 are represented by:				
Tangible fixed assets	57,711	-	4,067,545	4,125,256
Net current assets	273,802	80,000	47,227	401,029
Long term (liabilities)	(12,144)	-	-	(12,144)
	<u>319,369</u>	<u>80,000</u>	<u>4,114,772</u>	<u>4,514,141</u>

19. Financial commitments

At 31 March 2025 the company had future minimum lease payments under non-cancellable operating leases, with payments falling due as follows:

	2025 £	2024 £
Due:		
Within one year	23,000	23,000
Between one and five years	92,000	92,000
In over five years	359,241	382,241
	<u>474,241</u>	<u>497,241</u>

20. Capital commitments

As at 31 March 2025 and with regards to the continuing redevelopment of Jacksons Lane supported by Arts Council England and London Borough of Haringey funding, there were capital commitments contracted but not provided for in the financial statements of £30,000 subject to fulfillment by contractors.

21. Related party transactions

During the year the charitable company had no further related party transactions that required disclosure, other than those already disclosed in note 5.

Jackson's Lane

(Limited by Guarantee)

**Notes to the Financial Statements
for the year ended 31 March 2025**

22. Analysis of changes in net funds

	Opening balance	Cash flows	Other changes	Closing balance
	£	£	£	£
Cash at bank and in hand	623,142	(11,806)		611,336
Debt due within one year	(48,279)	48,279	(51,753)	(51,753)
Debt due after one year	(63,897)	-	51,753	(12,144)
	(112,176)	48,279	-	(63,897)
Net funds	510,966	36,473	-	547,439

23. Reconciliation of net income/(expenditure) to net cashflow from operating activities

	2025 £	2024 £
Net income/(expenditure) for the reporting period (as per the statement of financial activities)	(176,840)	(224,511)
Depreciation	209,372	205,570
Dividends, interest and rents from investments	(7,026)	(5,539)
(Increase)/decrease in stocks	(4,562)	247
(Increase)/decrease in debtors	(5,211)	58,004
Increase in creditors	54,937	18,819
Net cash inflow from operating activities	70,670	52,590

Appendix

The following page is for information only and does not form part of the financial statements

Jackson's Lane

(Limited by Guarantee)

Year ended 31 March 2025

	2025		2024	
Charitable activities costs analysis	£	£	£	£
Production costs				
Opening stock		-		247
Staff and salary costs	622,740		509,477	
Freelance fees	15,070		19,830	
Social security costs	43,059		35,373	
Staff pension scheme costs	15,052		11,324	
Theatre and creative learning	224,683		164,728	
Cafe and bar hire costs	5,060		24,024	
Bar costs of sale	50,229		6,151	
Advertising and marketing	37,319		41,314	
50th Anniversary	21,223		-	
Irrecoverable VAT	(33)		1,816	
		1,034,402		814,284
Cost equivalent of support in kind				
In kind support - Artists in residence	51,192		19,757	
In kind support - Creative Engagement	13,397		9,538	
In kind support - Christmas Day	14,518		11,592	
		79,107		40,887
		1,113,509		855,171
Support and governance costs				
Operation of The Centre				
Staff training	6,800		5,247	
Staff welfare	811		1,634	
Staff recruitment	2,109		2,545	
Travel/transport	704		564	
Office consumables	21,188		16,943	
Subscriptions/licences	510		(30)	
Rent/rates equivalent of donated facilities	20,085		19,840	
Premises expenses	137,821		137,322	
Insurance	4,631		3,282	
Sundries	4,867		475	
Depreciation of fixtures/fittings/equipment	209,372		205,570	
		408,898		393,392
Finance				
Bank charges	417		394	
		417		394
Governance costs		409,315		393,786
Legal/professional	1,800		8,462	
Accountancy/other	-		1,100	
Audit	10,000		7,500	
		11,800		17,062
		1,534,624		1,266,019