

REGISTERED COMPANY NUMBER: 06521183 (England and Wales)
REGISTERED CHARITY NUMBER: 1123902

**REPORT OF THE GOVERNORS AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025
FOR
ALFORD HOUSE**



ALFORD HOUSE

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REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

The Governors who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 March 2025. The Governors have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust, and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

06521183 (England and Wales)

Registered Charity number

1123902

Registered office

Alford House
Aveline Street
London
SE11 5DQ

Governors

N Baker
P S Bickerdike
B Bond
B Carter-White
B Chandaria (to 7 August 2024)
T F De Vere Green
C Lloyd
W J Maunder Taylor
N J Priestnall
Ms J Sanchez
T Shittu
Ms R Walsh
Ms J R Wells
P M Woodroffe

Company Secretary

J A Orloff

Independent Examiner

Jones Hunt & Keelings
Chartered Certified Accountants and
Chartered Tax Advisers
71 Knowl Piece
Wilbury Way
Hitchin
Hertfordshire
SG4 0TY

ALFORD HOUSE (REGISTERED NUMBER: 06521183)

**REPORT OF THE GOVERNORS
FOR THE YEAR ENDED 31 MARCH 2025**

Report of the Governors, incorporating a strategic report, approved by order of the Board of Governors, as the company directors, on 11 November 2025 and signed on the board's behalf by:



.....
N Priestnall
Chair of Governors

ALFORD HOUSE

REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

The Governors will meet three times a year in March, June and October with an additional annual AGM. In accordance with these powers, the Governors have approved the rules of management set out below, to be administered by four Subcommittees appointed by the Governors annually on the last quarter of the year to hold office for one year from the succeeding 1 January. The Subcommittees to hold meetings as required and report to every Governors Meeting.

- The Activities of Alford House shall be carried on under the name 'Alford House Club'.
- In accordance with the objects of the Trust the aims of the Club are expressed as the development of young people in their mental, moral, physical and spiritual capacities through leisure time activities in a way which will assist them to grow into mature and responsible members of society.
- There shall be an Estates and Development Committee responsible for the upkeep of the Estate and to oversee the redevelopment of the premises as outlined in their Terms of Reference. The committee to comprise of four Governors, the General Manager and two other Club members.
- There shall be a Remuneration Committee responsible for the annual review of salaries and to review the Club policies in their Terms of Reference. The committee to comprise three Governors and the General Manager.
- There shall be a Programme and Curriculum Committee responsible for reviewing the Club programme and monitoring their Terms of Reference. The committee to comprise three Governors, the General Manager and two Club members.
- There shall be Finance and General Purposes Committee responsible for sound financial control of Club monies, the production of budgets and financial statements as itemised in their Terms of Reference. The committee to comprise four Governors, the General Manager and two Club members. They have the power to approve expenditure between £3,000 and £8,000 with expenditure below £3,000 to be at the discretion of the Club Manager. Expenditure above £8,000 to be referred to the Governors for approval.
- Notice of meetings shall be sent to members not less than seven days before the date of the meeting. Notification of the date of any such meetings included in the minutes of the previous meeting and circulated to members within the same limits shall be equivalent to such notice.
- Three members shall constitute a quorum. If a quorum is not present the meeting shall be adjourned for two weeks with further notice. If a quorum is not present at the adjourned meeting the members present shall form a quorum.
- The Governors are responsible for the finances of Alford House, for the maintenance of accounts and other financial records and for arranging the annual audit. The Finance and General Purposes Committee shall be responsible to the Governors for the proper recording of all money received or receivable by the Club and for its payments to the Alford House bank account at Lloyds TSB Bank, Oxford Street, WC1B 5HR. The Finance and General Purposes Committee shall sanction all expenditure with power to delegate authority within limits as determined to the Honorary Treasurer or to the Club Manager and subject to such ratification as the Governors may require.
- Full-time and part-time youth workers are employed by the Governors, who through the Honorary Treasurer are responsible for the payment of the remuneration concerned. The appointment of both full-time and part-time youth workers shall be made by the Governors. Such workers work under the direction of the Governors.
- The terms of service shall be communicated to youth workers at the time of their appointment, together with any amendment subsequent to their appointment.
- These rules may be changed by resolution of the Governors at any time. Two months' notice of any such change shall be given by the Governors through its Chairperson.

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REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

- The Governors have assessed the major risks to which the charity is exposed and are satisfied that systems are in place to mitigate exposure to the major risks.

Objectives, activities and how we deliver public benefit

In accordance with the objects of the Trust the aims of the Club are expressed as the development of young people in their mental, moral, physical and spiritual capacities through leisure time activities in a way which will assist them to grow into mature and responsible members of society.

In planning our activities for the year, we considered the Charity Commission's guidance on public benefit at our Governor meetings. The Club is available for all young people aged 8 - 22 years regardless of personal background, faith, gender or personal circumstances, and we believe this philosophy of openness to all enriches everyone through the sharing of skills, aptitudes and life experiences for our young people. It provides a range of physical, mental, social, cultural and artistic activities, off-site events and informal and more formal educational programmes for young people's personal and social development. These are designed to meet a curriculum that is:

- Educative - enabling young people to gain the skills, knowledge and attitudes needed to identify, advocate and pursue their rights and responsibilities as members of groups and societies; and designed to promote:
- Equality of opportunity - through the challenging of oppressions such as racism and sexism and all those which spring from differences of culture, race, language, sexual identity, gender, age, disability, religion and class and through the celebration of diversity and strengths which arise from those differences.
- Community cohesion - enabling diverse individuals and groups to work together in a dynamic way for their own social, economic and personal wellbeing.
- Participative - through a voluntary relationship with young people in which they are partners in the learning process and decision making structures which affect their own and other people's lives and their environment; and
- Empowering - supporting young people to understand and act on the personal social and political issues which affect their lives, the lives of others and the communities of which they are a part.

Achievements and Performance

Introduction

There were legitimate concerns regarding the extent to which the refurbishment of the Club's premises might affect its operational performance upon reopening, particularly as construction continued through to July 2024. While the Club remained open to young people throughout this period, the simultaneous presence of contractors on site inevitably affected the delivery and consistency of our activities.

With a significant portion of the premises rendered inaccessible due to the works, the staff team demonstrated exceptional commitment and professionalism in maintaining service provision. We believe the following statistics offer a clear indication of the effectiveness of their efforts under challenging circumstances.

In October 2024, we hosted an Open Day to celebrate 100 years of Old Millhillian involvement at Alford House. Alongside Old Millhillians, we were delighted to welcome local councillors, our MP Florence Eshalomi, and our immediate neighbours. The event offered a wonderful opportunity to showcase the progress made during Phase 1 of the refurbishment. Two of our talented members performed original music for the guests, while several young people acted as ambassadors, proudly guiding visitors through both the completed and upcoming areas of the Club's transformed premises.

A highlight of the Open Day was the announcement of the first ever Mill Hill School bursary awarded to a member of Alford House. Following this, one attendee expressed keen interest, and after a thorough induction and familiarisation process, we are delighted to share that a young pupil began his Sixth Form journey at Mill Hill School in October 2024.

ALFORD HOUSE

REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

Statistics

Membership was slightly up on the previous year. We registered a very respectable 338 young people over the course of the year, well above our target of 200.

After many years of seeing female membership and attendance increase as a percentage, we saw a drop from 42% to 36% in registered membership and a decrease in attendance from 44% to 38%. This was due to an increase in male membership (186 - 23/24 and 218 - 24/25) and a slight decrease in female membership (134 - 23/24 and 121 - 24/25).

We aim to keep core membership (those that have attended ten times or more over the year) above 100. We see this as a significant sign of young people's motivation to be engaged with the Club and indeed the Club's appeal and ability to meet the needs of young people. The past two years fell slightly below this number, so we are pleased to report that we did better (108) this year. 30% of these members attended 20 times or more with a few members attending over 60 times.

Using the Index of Multiple Deprivation 23% of young people were from the 10% to 20% most deprived areas of England. 47% of young people were from the 20% to 30% most deprived areas of England.

The majority of young people that come to Alford House fall into the 0% to 30% most deprived areas of England.

Currently, the majority of members (52%) are aged 11 to 15. 32% are 16 to 19, 13% 8 to 10 and 3% fall into the 20 to 24 age group.

Activities

Health, Fitness & Music Overview

Health and fitness is central to our weekly programme, with a longstanding commitment to offering at least 14 hours of activity each week across four sessions. These sessions have engaged hundreds of young people over the years, providing consistent opportunities for physical and mental wellbeing.

Two of the weekly sessions are scheduled in the afternoon/early evening and are particularly popular with young people after school. Over the past year, we delivered more than 700 hours of health and fitness training during these times. Importantly, these sessions have extended the Club's reach beyond the immediate local area. While some young people may be reluctant to travel a mile or more in the evening, they are far more likely to attend straight after school and then make their way home.

After a short period of familiarisation, many participants feel confident enough to use the fitness facilities independently, following personal programmes with minimal guidance from instructors. Through these activities, young people benefit from:

- Improved cardiovascular health
- Healthy weight maintenance
- Better bone health
- Enhanced mental wellbeing

They also take part in nutritional workshops run by our fitness instructors.

Integrated Sessions: Music Production & Fitness

Twice a week after school, Health and Fitness sessions run alongside our Music Production programme. The music studio features an industry-standard digital audio workstation (Logic Pro), allowing for professional-grade multi-track recording, production, and mastering.

The studio is open to solo artists and small groups of up to five. During sessions, young people work on backing tracks using digital instruments (e.g., drum programming, strings), which are then layered with live instruments such as percussion, piano, and vocals recorded in our dedicated vocal booth.

Some participants have shown a strong interest in sound engineering and production, learning mic techniques, track balancing, mixing, equalisation, and applying audio effects. The genres produced are diverse, ranging from rap and soul to classical, including contributions from young people for whom English is an additional language.

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REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

Participants are encouraged to collaborate, offer feedback, and support each other's creative development. Some have also taken an interest in learning to play instruments like piano, guitar (six-string and bass), and percussion.

Beyond the technical and physical skills, these activities also nurture:

- Peer-level conversation and debate
- Self-confidence
- Constructive feedback skills
- Vocabulary development and self-expression

Support Beyond these Activities

A unique benefit of running fitness and music sessions side by side is the informal space it creates for deeper conversations between young people and youth workers. These moments often lead to meaningful discussions around personal challenges, school life, exam stress, and the broader transitions of adolescence. They may also extend to practical support such as help with CV writing or college applications.

As we look ahead to phase two of our refurbishment, we are eager to expand this vital area of our work by creating more suitable spaces for these important one-to-one interactions and informal mentoring opportunities.

Our Monday evening workshops continued to offer health and fitness training, music production. We have found that the structure of the workshop night helps young people to pursue an activity with more purpose and less distraction than they would otherwise find on multi activity youth Club evenings. This has its own benefits in that it enables young people to develop their skills quicker and to a higher level.

Roller skating remained on the programme for Tuesday evenings. Last year we reported that attendance varied. Not so this year, as a number of new members joined the Club to take part, leading us to increase staff and purchase more equipment.

Our girl's night experienced fluctuating attendance over the year. It is very much a self-determined evening whereby members and staff co-produce the coming term's activity. This can range from a treasure hunt for the younger members, (but the older ones do join in), to film nights and health and fitness sessions.

A number of activities are available on Friday evenings. It has always been our busiest session of the week and there is a strong social element to the evening. It is the end of the week and young people are usually keen to socialise with a less formal approach.

We continued providing support for young people transitioning from primary to secondary school. These sessions sprang from the staff team's observation that many children were facing challenges adjusting to secondary school life, particularly in the aftermath of the pandemic lockdowns. Drawing on resources from Young Minds, our transition support sessions delved into areas such as establishing a support network, recognising personal strengths, building resilience, and addressing the various worries and excitements associated with the move to secondary school. Emphasis was placed on equipping the students with effective strategies to cope with their concerns. Post sessions, everyone said they have settled well into school. Importantly, they know that there is a member of staff dedicated to them should they need further support.

Alford House concentrates most of its activity during the academic year, but as seen above there is an increasing need to provide activity options to teenagers during the summer. To this end, the Club provided activities in both the Music and Health and Fitness studios for four afternoons a week for five weeks during July and August.

Targeted Support

Since January 2022, Alford House has delivered targeted support for young people at the Club and in schools via our *Building Young Aspirations* project. The support is designed to help young people who are facing particular challenges to grow their inner resources, equipping them to function well and navigate the world around them.

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REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

The work incorporates sessions designed to explore several themes, including mental health, consent, critical thinking and masculinity. The sessions are delivered in groups and also at individual level.

86 young people were supported by the project in 2024, split between Alford House itself (32) Lilian Baylis Technology School (LBTS) (35) and The Elmgreen School (19). This number is substantially down on previous years, due partly to a continuing fall in group work and partly to staff absence on sick and study leave.

Referrals for school-based support were most commonly due to behavioural issues, concerns about mental health and emotional well-being and/or poor school engagement and attendance. Other issues prompting a referral were social difficulties, home and family challenges, special educational needs and external influences, including risk of gang involvement. Reasons for offering Club-based support were broadly similar, though with slightly more emphasis on future planning: help to find a college, navigate apprenticeships etc. The number and range of reasons for support underlines the complexity of many young people's lives and strongly indicates that the project is reaching its target group.

We use several tools to gather evidence about the benefits of this area of work. This includes a Youth Engagement Survey (co-produced by young people at Alford House), Stories of Change, Case Studies, and a Self-Evaluation tool for young people to complete. Interviews with young people and staff at the schools we work with were carried out by an external evaluator.

The feedback points to the project's significant success, creating an environment where young people:

- feel welcome and included
- feel safe while taking part in activities
- feel they can express themselves and their ability
- have opportunities to learn about themselves and their community
- feel a sense of purpose and achievement

A range of evidence suggests that young people view Alford House support very positively. Among examples, one Elmgreen School staff member commented that students were *'excited to see Patrick and Safiya. They give good feedback. They enjoy sessions and come out with a smile on their face.'* Young people surveyed rated Alford House highly, in particular for how far they felt welcome, safe and able to express themselves.

Common themes running through the evidence point to key factors in project success, notably:

- the value of young people having time, space and safety to be listened to, express their emotions and reflect on things that have happened
- the youth workers' ability to connect with young people, including the importance of cultural connection
- the emphasis placed on building young people's motivation and self-belief; and
- help given to develop coping strategies and set goals for the future.

The quality of Alford House Staff relationships, with school staff and with young people, the team's flexibility and their willingness to go the extra mile with their support were also seen by school staff as important factors.

Focusing more specifically on the work undertaken at the Club, the external programme evaluator interviewed nineteen young people at a regular Friday Club night. To avoid young people feeling singled out or stigmatised, those interviewed included some young people who had received targeted support and others who had not. For the same reason, questions were kept quite general.

A common core of responses but with some slight variation between the target and the non-target groups comes through in young people's replies when asked what top three things they got out of coming to the Club. Young people from both groups spoke about the staff, the support they received and how the Club helped their confidence, with comments such as: *'You get support. Like if there's anything that happens you go to staff and they'll sort it out straight away'* and *'they help us with lots of things, make us feel special.'*

ALFORD HOUSE

REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

However, young people in the target group also talked about learning about life, gaining knowledge *'for example how to control yourself'*, learning how to communicate, feeling relaxed and at home - *'It's like a second home to be honest'* – and having access to mentors:

"Patrick, Safiya and Sophie especially seem to help you, e.g. help with CVs, applying to colleges. You just know you can go to them".

In contrast, young people from the non-target group were more likely to talk about practical, tangible features - the gym, football, snacks etc.

A similar pattern emerges in young people's answers when asked what three words came to mind when they thought about the Club. Young people from both groups mentioned *'fun'* *'community'* *'feeling safe'* and feeling included or welcome. Young people in the non-target group also tended to suggest action-oriented words, e.g. *'adventure'* or words linked to the social-side of Club such as *'happy'* *'excited'* *'socialising'*. In contrast, young people in the target group were more likely to suggest words focused on personal development, e.g. *'belief'*, *'freedom'*, *'people who want to help you'* and *'a place to help you grow.'*

These findings point to young people's appreciation of personal and emotional targeted support in a welcoming, safe and fun community setting.

Partnerships

We continue to be part of the North Lambeth consortium of youth providers. The consortium comprises Active Communities Network (lead), Triangle Adventure Playground, Oasis Youth Hub, Young People Matter, Fight 4 Change, Oasis Adventure Play and Alford House. We believe an expanded consortium will be better placed to secure additional financial resources in the future.

In other partnerships, we remain part of the condom distribution scheme and we also continue to provide accommodation to Lambeth's Justice Service to meet young people fearful of travelling across the borough to their offices.

Alford House moves forward into the coming year with excitement about the new consortium, the relationships built with schools and the plans for further refurbishment. It will need to ensure its resources are carefully managed and staff and volunteers are well-supported to continue the work and build on the success achieved this year.

Financial Review

This year the unrestricted fund had a surplus of £66,721 (2024: surplus of £46,980). This was due to higher than expected theatrical rehearsal income and interest receivable on deposit before the final contractors' invoices arrived. The budget for the year, excluding redevelopment costs, was for a balanced budget. A transfer of £1,495,001 was made from the Redevelopment Fund to Unrestricted Funds to eliminate the deficit on the Redevelopment Fund, which was funded by unrestricted activities.

Funds available are £625,831 (2024: £1,316,178). Approximately 50% of this is to be used for Phase 2 of our continued refurbishment.

Reserves Policy

The Governors believe the Club requires a reserve because, in order to meet its objectives, it is entirely dependent for income upon donations, grants, fund raising and rents and lettings from year to year, all of which are uncertain.

As a general principle, the Governors consider the amount of reserves should be equivalent to not less than 3 months of outgoings, based upon the average outgoings of the past two financial years. Where reserves fall below this level, or where they exceed 6 months of average outgoings, the Governors will evaluate income and expenditures (both capital and operational) with a view to ensuring the financial resources of the Club are effectively deployed to meet the Club's objectives.

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REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

Having noted the extremely uncertain economic environment, which is affecting many of the Club's income sources and its expenditure, the Governors believe an additional level of reserves beyond normal levels is appropriate. Under these circumstances the Governors are satisfied that the Club's current level of reserves is appropriate in the context of the Club's policy, and the Club's anticipated future income and expenditure. As stated above the excess reserve is a one off and is to be applied in full to the refurbishment of the premises in the coming 24 months.

Investment Policy

The Governors are satisfied that the majority of funds that are surplus to immediate requirements are utilised to earn interest with CCLA Investment Management Ltd at their current interest rates. Sufficient monies are left with Lloyds Bank plc so that no day to day transaction charges are levied. There are no other investments owned by or benefiting the Charity.

Most of the charity's funds are to be spent in the short term so there are few funds for long term investment. The Governors are empowered under the Articles of Association to expend the funds of the Charity in such manner as they shall consider most beneficial for the achievement of the objects, and to invest in the name of the Charity such part of the funds as they may see fit, and to direct the sale or transposition of any such investments.

Fundraising Standards Information

A fundraising strategy has been prepared and approved by the Governors which identifies our income streams and the approach taken for each activity. This strategy takes into account best practice and current standards. With the introduction of GDPR from 25 May 2018 we have reviewed and, where appropriate, revised our policies and procedures including data capture, complaints procedure, transferring of data and the implementation of the data subjects' preferences. All fundraising is done in house and not outsourced to any professional fundraisers or commercial participators. The Charity has not received any complaints regarding its fundraising efforts in the year ended 31 March 2021 or to the date of this report.

In all our policies and practices, we have not actively sought additional data that is not already in the public domain. We only record data that people opt to provide to us. Our communication programme focuses on less intrusive types of communication, for example email. Our direct mail campaigns are minimal and targeted. All fundraising requests are passive as we do not run face to face or telephone campaigns.

Plans for the Future

As we move into the year, we anticipate a period of uncertainty due to Phase 2 of the building works. This will require us to maintain a flexible approach to both budgeting and operations.

The Governors have reviewed the Club's financial budget for the coming year. Excluding additional redevelopment costs, the forecast currently projects a deficit of £30,488. There is still uncertainty surrounding grant funding and income from theatrical lettings, which remains a key concern. However, we remain committed to balancing the budget as the year unfolds.

Maintaining a strong level of lettings income during the refurbishment period will be vital and whilst this presents a significant challenge, it is one we have successfully addressed during previous phases of our redevelopment work. Our detailed approach will continue to be closely overseen by our Finance and Operations Committee, and approved by our Trustees.

Risk Management

The Governors recognise their responsibilities with regards to risk management and to this end have endeavored to ensure that the Club has adequate procedures and strategies that can monitor, eliminate or mitigate the risks faced. The Governors have assessed the significance and likelihood of the risks to which the Club might be exposed, in particular those related to the operation and financial management of the Club, and they are satisfied that the Club has appropriate systems of control which mitigate exposure to the key risks that it faces.

ALORD HOUSE

REPORT OF THE GOVERNORS FOR THE YEAR ENDED 31 MARCH 2025

Responsibilities of the Governors Board

The Governors, who are also Directors of Alford House (the “Charitable Company”) under company law, are responsible for preparing the Governors Report and the financial statements in accordance with applicable law and United Kingdom Financial Reporting Standards.

Company law requires the Governors 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 Governors are required:

- to select suitable accounting policies and then apply them consistently;
- to observe the methods and principles in the Charities Statement Of Recommended Practice;
- to make judgments and estimates that are reasonable and prudent;
- to state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- to prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue in operation.

The Governors 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.

The Governors 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.

Statement as to the disclosure of information to Auditors

So far as the Governors are aware, there is no relevant information of which the charitable company’s auditors are unaware and each Governors has taken all the steps that they ought to have taken as a Governors in order to make them aware of any relevant audit information and to establish that the charitable company’s auditors are aware of that information.

Approval

These financial statements have been prepared in accordance with the Companies Act 2006 and the Charities SORP (FRS102).

This report was approved by the Board of Governors on 11 November 2025.

N. Priestnall

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N Priestnall

Chair of Governors

INDEPENDENT EXAMINER'S REPORT TO THE GOVERNORS OF ALFORD HOUSE

Independent examiner's report to the Governors of Alford House ('the Company')

I report to the charity Governors on my examination of the accounts of the Company for the year ended 31 March 2025.

Responsibilities and basis of report

As the charity's Governors of the Company (and also its directors for the purposes of company law) you are responsible for the preparation of the accounts in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the Company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of your charity's accounts as carried out under Section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under Section 145(5) (b) of the 2011 Act.

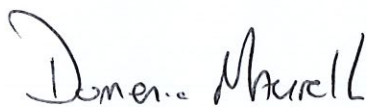
Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Association of Chartered Certified Accountants, which is one of the listed bodies.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the Company as required by Section 386 of the 2006 Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the accounting requirements of Section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
4. the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)).

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



Domenico Maurello FCCA

Jones Hunt & Keelings
Chartered Certified Accountants and
Chartered Tax Advisers
71 Knowl Piece
Wilbury Way
Hitchin
Hertfordshire
SG4 0TY

Date: 11/11/2025

ALFORD HOUSE

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

	Notes	Unrestricted funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	2	10,281	265,751	276,032	335,555
Other trading activities	3	1,672	-	1,672	2,047
Investment income	4	154,593	-	154,593	184,493
Total		<u>166,546</u>	<u>265,751</u>	<u>432,297</u>	<u>522,095</u>
EXPENDITURE ON					
Raising funds	5	-	-	-	660
Charitable activities					
Charitable activities	6	99,825	959,306	1,059,131	1,304,886
Admin		-	-	-	-
Total		<u>99,825</u>	<u>959,306</u>	<u>1,059,131</u>	<u>1,305,546</u>
NET INCOME/(EXPENDITURE)					
Transfers between funds	15	66,721 <u>(1,495,001)</u>	(693,555) <u>1,495,001</u>	(626,834) <u>-</u>	(783,451) <u>-</u>
Net movement in funds		(1,428,280)	801,446	(626,834)	(783,451)
RECONCILIATION OF FUNDS					
Total funds brought forward		2,975,001	(656,431)	2,318,570	3,102,021
TOTAL FUNDS CARRIED FORWARD		<u><u>1,546,721</u></u>	<u><u>145,015</u></u>	<u><u>1,691,736</u></u>	<u><u>2,318,570</u></u>

ALFORD HOUSE

BALANCE SHEET 31 MARCH 2025

	Notes	Unrestricted fund £	Designated funds £	Restricted funds £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Tangible assets	12	896,031	-	-	896,031	910,547
CURRENT ASSETS						
Debtors	13	33,342	-	11,500	44,842	27,333
Cash at bank and in hand		<u>641,977</u>	<u>24,860</u>	<u>133,514</u>	<u>800,351</u>	<u>1,677,152</u>
		675,319	24,860	145,014	845,193	1,704,485
CREDITORS						
Amounts falling due within one year	14	(49,488)	-	-	(49,488)	(296,462)
NET CURRENT ASSETS/(LIABILITIES)		<u>625,831</u>	<u>24,860</u>	<u>145,014</u>	<u>795,705</u>	<u>1,408,023</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,521,862</u>	<u>24,860</u>	<u>145,014</u>	<u>1,691,736</u>	<u>2,318,570</u>
NET ASSETS						
		<u>1,521,862</u>	<u>24,860</u>	<u>145,014</u>	<u>1,691,736</u>	<u>2,318,570</u>
FUNDS						
	15					
Unrestricted funds					1,521,862	2,950,515
Designated funds						
<i>Members' funds</i>					12,408	12,034
<i>Redevelopment reserve</i>					12,452	12,452
Restricted funds					145,014	(656,431)
TOTAL FUNDS					<u>1,691,736</u>	<u>2,318,570</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 March 2025.

The members have not required the company to obtain an audit of its financial statements for the year ended 31 March 2025 in accordance with Section 476 of the Companies Act 2006.

The Governors acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The financial statements were approved by the Board of Governors and authorised for issue on 11 November 2025 and were signed on its behalf by:



.....
N Priestnall
Chair of Governors

ALFORD HOUSE

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	2025 £	2024 £
Cash flows from operating activities			
Cash generated from operations	1	<u>(908,443)</u>	<u>(925,832)</u>
Net cash used in operating activities		<u>(908,443)</u>	<u>(925,832)</u>
Cash flows from investing activities			
Interest received		<u>31,642</u>	<u>102,607</u>
Net cash provided by investing activities		<u>31,642</u>	<u>102,607</u>
		<u> </u>	<u> </u>
Change in cash and cash equivalents in the reporting period		(876,801)	(823,225)
Cash and cash equivalents at the beginning of the reporting period		<u>1,677,152</u>	<u>2,500,377</u>
Cash and cash equivalents at the end of the reporting period		<u>800,351</u>	<u>1,677,152</u>

ALFORD HOUSE

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MARCH 2025

1. RECONCILIATION OF NET EXPENDITURE TO NET CASH FLOW FROM OPERATING ACTIVITIES

	2025 £	2024 £
Net expenditure for the reporting period (as per the Statement of Financial Activities)	(626,834)	(783,451)
Adjustments for:		
Depreciation charges	14,515	14,516
Interest received	(31,642)	(102,607)
Increase in debtors	(17,509)	(12,495)
Decrease in creditors	<u>(246,973)</u>	<u>(41,795)</u>
Net cash used in operations	<u>(908,443)</u>	<u>(925,832)</u>

2. ANALYSIS OF CHANGES IN NET FUNDS

	At 1.4.24 £	Cash flow £	At 31.3.25 £
Net cash			
Cash at bank and in hand	<u>1,677,152</u>	<u>(876,801)</u>	<u>800,351</u>
	<u>1,677,152</u>	<u>(876,801)</u>	<u>800,351</u>
Total	<u>1,677,152</u>	<u>(876,801)</u>	<u>800,351</u>

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

1.1 General information and basis of preparation

The charity is a company limited by guarantee incorporated in England and Wales. The members of the charitable company are the Governors named on the legal and administration information page.

The charity constitutes a public benefit as defined by FRS 102. The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable to the UK and Republic of Ireland (FRS102), the Companies Act 2006 and UK Generally Accepted Practice. A summary of the significant accounting policies applied in the preparation of these accounts are set out below.

1.2 Fund accounting

General funds are unrestricted funds which are available for use at the discretion of the Governors in furtherance of the general objectives of the charitable company and which have not been designated for other purposes. Designated funds comprise unrestricted funds that have been set aside by the Governors for particular purposes. The aim and use of the designated fund is set out in the notes to the financial statements.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by donors or which have been raised by the charitable company for particular purpose.

1.3 Incoming resources

All incoming resources are included in the Statement of Financial Activities (SOFA) when the charity is legally entitled to the income after any performance conditions have been met, the amount can be measured reliably and it is probable that the income will be received.

No amount is included in the financial statements for volunteer time in line with SORP (FRS102). Further detail is given in the Governors Report.

Grants are recognised at the fair value of the asset received or receivable when there is reasonable assurance that the grant conditions will be met and the grants will be received. A detailed analysis of restricted fund grants are set out in the notes.

1.4 Resources expended

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with use of the resources.

Support costs are those that assist the work of the charity but do not directly represent charitable activities and include office costs, governance costs, and administrative payroll costs. They are incurred directly in support of expenditure on the objects of the charity and have been allocated to cost of raising funds and expenditure on charitable activities.

Expenditure is recognised where there is a legal or constructive obligation to make payments to third parties, it is probable that the settlement will be required and the amount of the obligation can be measured reliably.

1.5 Tangible fixed assets and depreciation

The Club premises at Aveline Street, Kennington, London SE11 5DQ were vested in the custodian Governors. This property was transferred to Alford House in 2009. The property was acquired by gift in 1950 and restored by War Damage Claims and grants from the Ministry of Education and other parties. The value for insurance purposes at the date of the transfer was £2,177,378 and this has been taken as the transfer value.

Depreciation is provided on all tangible fixed assets at rates calculated to write off the costs less estimated residual value of each asset on the following basis:

Land	No depreciation
Buildings	50 years straight line

1.6 Pension costs

The Charity operates a defined contribution pension scheme for the benefit of its employees. The costs of contributions are written off against profits in the year they are payable.

1.7 Going Concern

The financial statements have been prepared on a going concern basis as the Governors believe that no material uncertainties exist. The Governors have considered the level of funds held and the expected level of income and expenditure for 12 months from authorising these financial statements. The budgeted income and expenditure is sufficient with the level of reserves for the charity to be able to continue as a going concern.

1.8 Tax

The charity is an exempt charity within the meaning of schedule 3 of the Charities Act 2011 and is considered to pass the tests set out in Paragraph 1 Schedule 6 Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes.

2. DONATIONS AND LEGACIES

	2025	2024
	£	£
Donations	147,609	92,535
Gift aid	672	1,217
Grants	95,731	211,303
Commissioned work	<u>32,020</u>	<u>30,500</u>
	<u>276,032</u>	<u>335,555</u>

Grants received, included in the above, are as follows:

	2025	2024
	£	£
Jack Petchey Awards	900	900
London Youth	-	600
National Lottery Community Fund	32,831	31,901
Woodroffe Benton Foundation	-	30,000
Walcot Foundation	-	17,902
Roger Raymond Charitable Trust	60,000	30,000
Garfield Weston Foundation	-	100,000
Other unrestricted grants	<u>2,000</u>	<u>-</u>
	<u>95,731</u>	<u>211,303</u>

3. OTHER TRADING ACTIVITIES

	2025	2024
	£	£
Fundraising events	<u>1,672</u>	<u>2,047</u>

4. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	122,951	81,886
Interest receivable - trading	<u>31,642</u>	<u>102,607</u>
	<u>154,593</u>	<u>184,493</u>

5. RAISING FUNDS**Other trading activities**

	2025	2024
	£	£
Bad debts	<u>-</u>	<u>660</u>

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

6. CHARITABLE ACTIVITIES COSTS

	Direct Costs £	Support costs (see note 7) £	Totals £
Charitable activities	<u>1,029,501</u>	<u>29,630</u>	<u>1,059,131</u>

7. SUPPORT COSTS

	Finance £	Governance costs £	Totals £
Charitable activities	<u>14,516</u>	<u>15,114</u>	<u>29,630</u>

8. NET INCOME/(EXPENDITURE)

Net income/(expenditure) is stated after charging/(crediting):

	2025 £	2024 £
Depreciation - owned assets	<u>14,516</u>	<u>14,516</u>

9. GOVERNORS REMUNERATION AND BENEFITS

There were no Governors remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Governors expenses

There were no Governors expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

10. STAFF COSTS

	2025 £	2024 £
Wages and salaries	<u>156,640</u>	<u>164,088</u>
	<u>156,640</u>	<u>164,088</u>

The average monthly number of employees during the year was as follows:

	2025	2024
Youth Workers	10	10
Administration	1	1
Caretaker and Cleaners	<u>2</u>	<u>2</u>
	<u>13</u>	<u>13</u>

No employees received emoluments in excess of £60,000.

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

11. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Donations and legacies	13,881	321,674	335,555
Other trading activities	2,047	-	2,047
Investment income	<u>184,493</u>	<u>-</u>	<u>184,493</u>
Total	<u>200,421</u>	<u>321,674</u>	<u>522,095</u>
 EXPENDITURE ON			
Raising funds	660	-	660
Charitable activities			
Charitable activities	152,781	1,152,105	1,304,886
Admin	<u>-</u>	<u>-</u>	<u>-</u>
Total	<u>153,441</u>	<u>1,152,105</u>	<u>1,305,546</u>
 NET INCOME/(EXPENDITURE)	 46,980	 (830,431)	 (783,451)

RECONCILIATION OF FUNDS

Total funds brought forward	<u>2,928,020</u>	<u>174,001</u>	<u>3,102,021</u>
 TOTAL FUNDS CARRIED FORWARD	 <u><u>2,975,000</u></u>	 <u><u>(656,430)</u></u>	 <u><u>2,318,570</u></u>

12. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 April 2024 and 31 March 2025	<u>1,128,286</u>
DEPRECIATION	
At 1 April 2024	217,739
Charge for year	<u>14,516</u>
At 31 March 2025	<u>232,255</u>
NET BOOK VALUE	
At 31 March 2025	<u><u>896,031</u></u>
At 31 March 2024	<u><u>910,547</u></u>

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

13. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Grant debtors	11,500	-
Rent debtors	12,973	-
Prepayments and accrued income	<u>20,369</u>	<u>27,333</u>
	<u>44,842</u>	<u>27,333</u>

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025	2024
	£	£
Social security and other taxes	4,515	4,546
VAT	1,658	73,549
Other creditors	599	13,316
Accrued expenses	<u>42,716</u>	<u>205,051</u>
	<u>49,488</u>	<u>296,462</u>

15. MOVEMENT IN FUNDS

	At 1.4.24	Net movement in funds	Transfers between funds	At 31.3.25
	£	£	£	£
Unrestricted funds				
Unrestricted	2,975,001	66,722	(1,495,001)	1,546,722
Restricted funds				
Redevelopment Fund	(723,790)	(771,211)	1,495,001	-
Jack Petchey Awards	899	(501)	-	398
Woodroffe Benton Foundation	30,000	(30,000)	-	-
National Lottery Community Fund	8,049	317	-	8,366
Walcot Ed Foundation	17,161	(17,161)	-	-
Roger Raymond Charitable Trust	11,250	-	-	11,250
Lord Glendonbrook & The Michael Bishop Foundation	-	60,000	-	60,000
The KN Shah Trust	-	5,000	-	5,000
Barry & Peggy High Foundation	-	50,000	-	50,000
Accenture	-	10,000	-	10,000
	<u>(656,431)</u>	<u>(693,556)</u>	<u>1,495,001</u>	<u>145,014</u>
TOTAL FUNDS	<u>2,318,570</u>	<u>(626,834)</u>	<u>-</u>	<u>1,691,736</u>

The Jack Petchey Awards are awards to young people of £300 that the young person decides how to spend on the youth Club. They are mainly spent on equipment of activities.

Jack Petchey Foundation is a grant towards providing dance workshops once a week in partnership with the Boury Academy from January 2022 to December 2022.

The National Lottery Community Fund was used to pay salaries and session workers primarily involved in preventing young peoples' exclusion from school and who are at risk of becoming involved in youth violence. The grant is also used to pay some of the associated evaluation costs.

Lambeth Council was used to pay salaries and some core costs associated with the running of the Club.

London Youth provided funding to set up a Table Tennis Club once a week for six months.

The Woodroffe Benton Foundation is used to pay salaries, particularly of those providing additional support to young people to prevent their exclusion from school and who are at risk of becoming involved in youth violence.

The Walcot Foundation grant is used to pay salaries of staff working closely with the targeted youth support staff, providing health and fitness activity and music activity.

The Roger Raymond Charitable Trust was used to pay youth workers and their associated costs.

The Lambeth S106 was used to purchase sports equipment.

The redevelopment fund is for the redevelopment of the Alford House site.

15. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted	166,546	(99,824)	66,722
Restricted funds			
Redevelopment Fund	1	(771,212)	(771,211)
Jack Petchey Awards	900	(1,401)	(501)
Woodroffe Benton Foundation	-	(30,000)	(30,000)
National Lottery Community Fund	32,830	(32,513)	317
Walcot Foundation	-	(17,161)	(17,161)
Lambeth Council	23,000	(23,000)	-
Roger Raymond Charitable Trust	60,000	(60,000)	-
Lord Glendonbrook & The Michael Bishop Foundation	75,000	(15,000)	60,000
Active Communities Network	7,500	(7,500)	-
The KN Shah Trust	5,000	-	5,000
Chips	1,520	(1,520)	-
Barry & Peggy High Foundation	50,000	-	50,000
Accenture	10,000	-	10,000
	<u>265,751</u>	<u>(959,307)</u>	<u>(693,556)</u>
TOTAL FUNDS	<u>432,297</u>	<u>(1,059,131)</u>	<u>(626,834)</u>

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
Unrestricted	2,928,020	46,981	2,975,001
Restricted funds			
Redevelopment Fund	116,127	(839,917)	(723,790)
Jack Petchey Awards	920	(21)	899
Woodroffe Benton Foundation	22,500	7,500	30,000
National Lottery Community Fund	7,902	147	8,049
Walcot Foundation	15,302	1,859	17,161
Roger Raymond Charitable Trust	11,250	-	11,250
	<u>174,001</u>	<u>(830,432)</u>	<u>(656,431)</u>
TOTAL FUNDS	<u>3,102,021</u>	<u>(783,451)</u>	<u>2,318,570</u>

15. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted	200,421	(153,440)	46,981
Restricted funds			
Redevelopment Fund	4,870	(844,787)	(839,917)
Jack Petchey Awards	900	(921)	(21)
Woodroffe Benton Foundation	30,000	(22,500)	7,500
London Youth	600	(600)	-
National Lottery Community Fund	31,902	(31,755)	147
Walcot Foundation	17,902	(16,043)	1,859
Lambeth Council	23,000	(23,000)	-
Roger Raymond Charitable Trust	30,000	(30,000)	-
Lord Glendonbrook & The Michael Bishop Foundation	75,000	(75,000)	-
Active Communities Network	7,500	(7,500)	-
Garfield Weston Foundation	100,000	(100,000)	-
	<u>321,674</u>	<u>(1,152,106)</u>	<u>(830,432)</u>
TOTAL FUNDS	<u>522,095</u>	<u>(1,305,546)</u>	<u>(783,451)</u>

ALFORD HOUSE

NOTES TO THE FINANCIAL STATEMENTS - continued FOR THE YEAR ENDED 31 MARCH 2025

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.25 £
Unrestricted funds				
Unrestricted	2,928,020	113,703	(1,495,001)	1,546,722
Restricted funds				
Redevelopment Fund	116,127	(1,611,128)	1,495,001	-
Jack Petchey Awards	920	(522)	-	398
Woodroffe Benton Foundation	22,500	(22,500)	-	-
National Lottery Community Fund	7,902	464	-	8,366
Walcot Ed Foundation	15,302	(15,302)	-	-
Roger Raymond Charitable Trust	11,250	-	-	11,250
Lord Glendonbrook & The Michael Bishop Foundation	-	60,000	-	60,000
The KN Shah Trust	-	5,000	-	5,000
Barry & Peggy High Foundation	-	50,000	-	50,000
Accenture	-	10,000	-	10,000
	<u>174,001</u>	<u>(1,523,988)</u>	<u>1,495,001</u>	<u>145,014</u>
TOTAL FUNDS	<u>3,102,021</u>	<u>(1,410,285)</u>	<u>-</u>	<u>1,691,736</u>

15. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
Unrestricted	366,967	(253,264)	113,703
Restricted funds			
Redevelopment Fund	4,871	(1,615,999)	(1,611,128)
Jack Petchey Awards	1,800	(2,322)	(522)
Woodroffe Benton Foundation	30,000	(52,500)	(22,500)
London Youth	600	(600)	-
National Lottery Community Fund	64,732	(64,268)	464
Walcot Foundation	17,902	(33,204)	(15,302)
Lambeth Council	46,000	(46,000)	-
Roger Raymond Charitable Trust	90,000	(90,000)	-
Lord Glendonbrook & The Michael Bishop Foundation	150,000	(90,000)	60,000
Active Communities Network	15,000	(15,000)	-
Garfield Weston Foundation	100,000	(100,000)	-
The KN Shah Trust	5,000	-	5,000
Chips	1,520	(1,520)	-
Barry & Peggy High Foundation	50,000	-	50,000
Accenture	10,000	-	10,000
	<u>587,425</u>	<u>(2,111,413)</u>	<u>(1,523,988)</u>
TOTAL FUNDS	<u>954,392</u>	<u>(2,364,677)</u>	<u>(1,410,285)</u>

ALFORD HOUSE

DETAILED STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2025

16. DESIGNATED FUNDS

i) Members' Fund

The income funds of the charity include the Members' Fund, which is a designated fund.

The basic funding each year comes from the allocation of 50% of the members' subscriptions and canteen profit. In addition, the proceeds of any fund-raising efforts by the members are taken to the fund, together with any donations received.

The responsibility for decisions regarding expenditure is in the hands of a committee of members. This committee has complete autonomy, with the Senior Youth Worker attending in an advisory capacity.

<i>Members' Fund</i>	£
Balance of Fund on 1 April 2024	12,034
Add: Income	374
Less: Outgoings for the year	-
Balance as at 31 March 2025	12,408

ii) Redevelopment Fund

This fund is for the redevelopment of the site.

<i>Redevelopment Fund</i>	£
Balance of Fund on 1 April 2024	12,452
Add: Income	-
Less: Outgoings for the year	-
Balance as at 31 March 2025	12,452

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	147,609	92,535
Gift aid	672	1,217
Grants	95,731	211,303
Commissioned work	<u>32,020</u>	<u>30,500</u>
	276,032	335,555
Other trading activities		
Fundraising events	1,672	2,047
Investment income		
Rents received	122,951	81,886
Interest receivable - trading	<u>31,642</u>	<u>102,607</u>
	<u>154,593</u>	<u>184,493</u>
Total incoming resources	432,297	522,095
EXPENDITURE		
Other trading activities		
Bad debts	-	660
Charitable activities		
Wages	156,640	164,088
Insurance	11,433	11,621
Light and heat	18,512	15,773
Telephone	2,025	1,708
Postage and stationery	2,353	1,561
Payroll bureau	504	504
Repairs and renewals	8,118	24,352
Cleaning	23,501	17,965
Subscriptions and membership	505	924
Redevelopment	786,212	1,019,787
Legal fees	69	48
Letting fees	1,280	1,335
Travel and subsistence	1,011	566
Staff training cost	235	438
Club activities - equipment	17,040	17,314
Bank charges	<u>63</u>	<u>-</u>
	1,029,501	1,277,984

Support costs

Finance		
Freehold property	14,516	14,516
	2025	2024
	£	£
Finance		
Governance costs		
Accountancy and legal fees	<u>15,114</u>	<u>12,386</u>
Total resources expended	<u>1,059,131</u>	<u>1,305,546</u>
Net expenditure	<u>(626,834)</u>	<u>(783,451)</u>