

# Redcoat Community Centre & Mosque

## Annual Report 2021



Mahbub Hossain  
General Secretary

For and on behalf of

**Redcoat Community Centre and Mosque**

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Registered Office:

256 Stepney Way  
London E1 3DW

Accountant (Auditor)

Mudabbir Hussain & Co  
22 Cavell St, London E1 2HP

## **In the name of Allah, the Most Beneficent, the Most Merciful**

**Introduction:** On behalf of the trustees and the Executive Committee of Redcoat Community Centre & Mosque (RCCM) and myself, I welcome you with a warm greeting and thank you for your encouragement and support in expanding and improving the quality of services at RCCM. It is with a great honour to present you the annual Report of RCCM for the year 2018/2019. We have had another outstanding year at Redcoat Community Centre & Mosque with enjoyment and excitement. The Executive Committee has dedicated its time and effort to develop the standard of service at RCCM.

RCCM is a voluntary charity registered organisation, which has 21 years of experiences in working for the community in London Borough of Tower Hamlets. The work we have done so far with support and encouragement from our trustees, general members and local people, we can now claim that Redcoat Community Centre & Mosque is one of the biggest and thriving organisations in Tower Hamlets. Therefore, we the trustees have full confidence that we can fulfil the needs and demands of our local community.

The organisation was established in July 1998 with the core aims and objects as follows:

- a) By relieving persons who are in needs by reason of poverty, age or infirmity;
- b) By advancing education in Bengali, Arabic and other subjects in the national Curriculum;
- c) By advancing the Islamic religion and promoting good relation between persons of different religion faith;
- d) To provide or assist in the provision of facilities in the interests of social welfare for recreation or other leisure occupation of individual who have need of such facilities by reason of their youth, age infirmity, or disability, financial hardship or social circumstance with the object of improving their condition of life.

Redcoat Community Centre & Mosque is a non-profit, non-political organisation and working for the local community to build a strong community cohesion.

**The trustees and the Executive Committee (EC):**

Name	Position
Abdul Mannan	Chair
Mozir Uddin	Vice Chair
Mahbub Hossain	General Secretary
Salim Uddin	Assistant Secretary
Fayezul Kabir	Assistant Secretary
Montaj Khan	Treasurer
Azad Khan	Assistant Treasurer
Abdul Hoque	Organising secretary
Tara Hussain	Education Secretary
Abu Sayeed Mahmud	Cultural secretary
Shiraz Miah	Publicity Secretary
Abdul Bari	EC member
Akluz Zaman	EC member
Abdul Boshir	EC member
Giash Uddin	EC member
Abdur Rohim	EC member
Dilwar Hussain	EC member
Shams Uddin	EC member
Mohibur Rahman	EC member
Atik Miah	EC member
Mizanur Rahman	Co-opted EC member
	Co-opted EC member

Volunteering is not easy. However, the Executive Committee & trustees are working voluntarily and dedicating their time, energy and skills for the community. The EC and Trustees are putting their 100% effort to work within the community to enable individuals and groups in order to make a real difference in building stronger and sustainable communities. We, the Executive Committee of Redcoat Community Centre & Mosque are committed to work for the community to make our local area a better place to live in.

### All the EC (from 1998 to present) led by:

From	To	Chair	Secretary	Treasurer
1998	2000	Mozir Uddin	Mahbub Hossain	Abdul Bari
2000	2002	Mozir Uddin	Mahbub Hossain	Abdul Mannan
2002	2004	Mozir Uddin	Syed Shahajan Shazu	Abdul Mannan
2004	2006	Mannan Miah	Syed Shahajan Shazu	Abdul Mannan
2006	2008	Shamsuddin	Khaled Noor	Abdul Mannan
2008	2010	Mannan Miah	M. Marfath Ali	Abdul Karim
2010	2012	Abdul Mannan	Mahbub Hossain	Montaj Khan
2012	2014	Abdul Mannan	Mahbub Hossain	Montaj Khan
2014	2018	Abdul Mannan	Mahbub Hossain	Montaj Khan
2018	Present	Abdul Mannan	Mahbub Hossain	Montaj Khan

### Employees (Full / Part time)

Name of the employee	Title of the post
Kawsar Ahmed	Imam (Full time)
Fokon Uddin	Assistant Imam (Muazzin), full time
Nasirul Islam	Cleaner (Part time)
Muzakir Hussain Chowdhury	Bengali and Arabic Tutor (Part time)
Ashraf Chowdhury	Bengali and Arabic Tutor (Part time)
Self employed	
Alaur Rahman	Bengali and Arabic Tutor (Part time)
Syed Ashraf Ali	Bengali and Arabic Tutor (Part time)

**Redevelopment:** In 2019, the local authority decided to regenerate Clichy Estate. The council wants to replace Harriott, Apsley and Pattison Houses with new homes for existing tenants, resident and leaseholders. Our beloved mosque, "Redcoat Community Centre & Mosque" will be in the new location on the ground floor with space of 1150 m<sup>2</sup> as part of the proposed regeneration. We are negotiating with the council to approach a fair deal that does not disrupt our activities including, five times daily prayers, weekly Jummah, late night prayer, Taraweeh during Ramadan etc.

So far, we had 15 meetings with councils to discuss different options including stand-alone building to replace our much-loved organisation, "Redcoat Community Centre & Mosque". We demanded a stand-alone building for us even a small space and different location, but the council refused to sell the free hold to us. Initially, the council offer us 1000 m<sup>2</sup> (squared metres) in two floors with £165,000 rent per annum (One hundred sixty-five thousand pounds), which is simply unaffordable and we rejected it straightway. Hence the option left to purchase the long lease with standard period which is 125 years terms. I attached some correspondence that we had with the council.

#### Redcoat Community Centre: Meeting held on Wednesday 20<sup>th</sup> November 2019

Attendees:	Chair Person
Abdul Mannan	Vice Chair
Mozir Uddin	General Secretary
Mahbub Hossain	Assistant Secretary
Salim Uddin	Organising Secretary
Abdul Hoque	Treasurer
Montaj Khan	E/C Member
Dilwar Hussain	E/C Member
Abdul Bari	E/C Member
Shiraz Miah	Cultural Secretary
Abdul Boshir	E/C Member
Tara Hussain	E/C Member
Clir Motin Uz-Zaman	Ward Member
Clir Sabina Aktar	Ward Member
Jane Abraham	LBTH Interim Head of Capital Delivery
Winnie Osei	LBTH Project Manager (Capital Delivery)



#### 1 Introduction

The purpose of the meeting was to discuss the funding options for the proposed new mosque. Alan McCarthy presented these to the mosque committee members.

#### 2 Rent & Lease Options

AM informed the group that based on the current proposed size of the new mosque of approximately 1,100 m<sup>2</sup>, the annual market rent (based on the current rate of £14psf) would be in the region of £165,000 per annum. The square footage rate could change upon review depending on the market at the time of completion.

AM stated that he understood the mosque committee's concerns around the market rent levels and explained some other potential funding models

##### Funding Models

The lease to the Mosque could be structured to enable a reduced on-going rent to be charged in return for an initial capital investment.

**Grant a Lease** – Grant a lease of up to five years for which market rent is payable. For parts of the building that are not used solely for faith purposes, the tenant may be able to apply for a Community Rent Reduction (80% discount)

**Let the building as a shell** – The building could be let as a shell at a reduced rent (to reflect the fact that the property is a shell) and the Mosque would pay for the fit out.

**Grant a leasehold interest** – The Council could grant the Mosque a leasehold interest of up to 125 year term. AM will provide an indication of the cost of this option.

Whilst Clir Uz-Zaman understands that the council's lettings policy requires council-owned buildings to be let at market rent, he stated that this was unaffordable and that it was not an option that the Mosque would want to consider further. The group indicated their preference was to explore a purchase option.

#### Redcoat Community Centre: Meeting held on Monday 22<sup>nd</sup> May 2021

Attendees:	Chair Person
Abdul Mannan	Vice Chair
Mozir Uddin	General Secretary
Mahbub Hossain	Assistant Secretary
Salim Uddin	Organising Secretary
Abdul Hoque	Treasurer
Montaj Khan	E/C Member
Dilwar Hussain	E/C Member
Abdul Bari	E/C Member
Shiraz Miah	Cultural Secretary
Abdul Boshir	E/C Member
Tara Hussain	E/C Member
Clir Motin Uz-Zaman	Ward Member
Clir Sabina Aktar	Ward Member
Jane Abraham	LBTH Interim Head of Capital Delivery
Winnie Osei	LBTH Project Manager (Capital Delivery)



#### 1 Introduction

The purpose of the meeting was to discuss space options for the new mosque based on the £2m budget put forward by RCCM at the last meeting held in March.

#### 2 Review of Previous Minutes & Actions Arising

JA briefly reviewed the minutes from the last meeting noting that the RCCM were provided with various options including the premium for 125-year lease with space of 1,150sqm provided to shell and core valued at £2.8m. A copy of the valuation report (dated March 2021) was issued. JA confirmed that the council understood that RCCM were not interested in the option to rent the new space.

In order to improve affordability, the value of the building as a shell and core was considered as the starting point for negotiations, instead of full fit out. There lease would include a condition to ensure that the fit out met the required standards, to protect the integrity of the building and the residents living in the flats above.

A reduction in overall space was considered as another option to improve affordability. JA stated that RCCM's £2.0m budget would provide a space of 850sqm, but RCCM confirmed that they were not able to compromise on space

In response to the actions agreed from the previous meeting to (a) commission an external valuation for the remaining 17 years on the lease for the current premises let to RCCM and (b) consider what value there may be associated with giving up the lease early to make way for the new council homes – RCCM want to be able to demonstrate to their community that they have not given up the lease for new development without securing the best outcome for the organisation, the council has received an external valuation of £200,000 for the current lease.

SU asked how this value was achieved. JA advised that the basis of the valuation would be provided to RCCM.

*Post-meeting Note: Asset Management confirmed that the valuer (Lambert Smith Hampton) had assessed the value to the council of the premises to be in the region of £200,000 on the basis of rental income foregone over the remaining years of the lease at full market rent (rather than the current concessionary rate). However, this calculation is not the best basis*





Mr Mahbub Hossain  
256 Stepney Way  
London  
E1 3DW

11<sup>th</sup> December 2019

Dear Mr Hossain,

Thank you for your letter dated 18th November 2019. I will cover each of the points you raised in turn.

I note that your committee has expressed a preference for a stand-alone building, however, as we have discussed at each of our meetings, the council would have difficulty accommodating this within a new development for the following reasons:

- This does not enable the best use to be made of the available land
- The council's preferred location for the mosque and community centre on the corner of Stepney Way offers the best opportunity for a tall building, making it unsuitable for a stand-alone building
- Community consultation supported the proposed location of the mosque and community centre on the corner of Stepney Way
- RCCM's preferred location for the mosque and community centre in the green space adjacent to Pattison House would not be supported by the planners because of access and gathering of large congregations after prayers and other activities listed in your letter. It is the council's view that the noise and disruption to the local community would be more greater in this location

In addition, the cost of purchasing a 125-year lease for a stand-alone building would be significantly higher than the cost of a new centre with housing above.

I understand that the option to enter into a short term lease for 1,100m<sup>2</sup> of space at market rent is "financially unacceptable" to RCCM. We discussed other rented options to reduce the ongoing rent payments, such as payment of an initial premium, but these were also discounted. As you will be aware, the council's published lettings and disposal policy, which we are required to adhere to, is clear that buildings in the council's ownership must be let at market rent, currently £14 per ft<sup>2</sup> for D1 (community use).

#### Place Directorate

Tower Hamlets Town Hall  
2nd Floor Mulberry Place  
5 Clove Crescent  
London E14 2BG

Email: Jane.Abraham@towerhamlets.gov.uk

www.towerhamlets.gov.uk



Mr Mahbub Hossain  
256 Stepney Way  
London  
E1 3DW

17<sup>th</sup> January 2020

Dear Mr Hossain,

Happy New Year to you.

Thank you for your letter dated 20<sup>th</sup> December 2019.

With regard to the view of planning colleagues on the provision and location of a stand-alone mosque, their position is:

- The provision of a stand-alone mosque is not the optimal use of land, which is a scarce resource in the borough, would not be supported by planners, particularly where it will curtail the provision of much needed housing; and
- An increase in the number of residents on the estate means that planners will be looking at the provision and location of the mosque to ensure that the needs of both patrons and residents are not conflicted.

In relation to the cost of purchasing a lease for a stand-alone building, this would be expected to be in the region of £3.2m excluding the land value.

With regard to cost of the other options set out in my letter:

- The cost for purchasing a 125-year lease for 1,100m<sup>2</sup> on the ground and first floor with residential above on the corner of Stepney Way would be in the region of £1.5m to £2m.
- The cost for purchasing a 125-year lease for 970m<sup>2</sup> as part of a larger building would be in the region of £1.3m to £1.8m.

I'm afraid I am unable to provide any information on annual ground rents at this time, but this information will be sent to you as soon as it is available.

The figures provided in this letter are estimates at this stage and subject to formal valuation when an agreement to proceed has been reached.

I hope this helps to inform your organisation in its future decision making.



Mr Hossain  
Redcoat Community Centre & Mosque  
256 Stepney Way  
London E1 3DW

22<sup>nd</sup> February 2021

Dear Mr Hossain,

Thank you for your letter following the meeting on Friday 5<sup>th</sup> February 2021. I have replied to each of the points you raised in turn.

#### Buying 125 years lease:

I understand that a cost of £2.68m for a 125-year lease is unaffordable to the Mosque Committee, as would the more recently quoted cost of £3.4m. However, the council has clear policies relating to the letting and disposal of its buildings, which means that it must get the best price achievable on the open market (under section 123 of the Local Government Act 1972 states that a local authority must not dispose for "a consideration less than the best that can be reasonably received").

In 2019 and early 2020, there have been a number of officer assessments of the potential value of the site, in consultation with external valuers, ranging from a basic general D1 community use developed to shell and core only to a fully fitted purpose-built faith space, which have led to a variation in values. The council will now commission a formal valuation for a fitted out space, based on (a) the current version of the design (using the exact measurement of the space as it is shown on the plan) and (b) a 1,100 sqm space on the ground floor with limited residential above, the exact layout of which is yet to be determined. We hope that this will have been completed before the next meeting in mid-March.

#### Entrance:

I understand your concern about the proximity between the entrance to the residential accommodation and the entrance to the mosque, particularly as you require two entrances. The architect has tried to provide as much distance as possible between different entrances in the design and will continue to look for the best possible solution.

#### Place Directorate

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2nd Floor Mulberry Place  
5 Clove Crescent  
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#### Bike space:

Unfortunately, we are unable to remove the bike storage area which are a requirement of new housing development. It may be possible to adjust its location to make the best use of the available space on the ground floor, but it is not possible for them to be removed entirely.

#### Substation:

I understand the importance of the position the Imam and that the current location of the substation is an obstacle. As the design is developed further to address the needs of RCCM, we will be able to review the location of the sub-station to find a satisfactory solution.

#### Space:

The starting point for our discussions on the size of the replacement mosque was 1,000 sqm (confirmed in meeting notes dated 28<sup>th</sup> June 2019 and 9<sup>th</sup> July 2019) to provide sufficient space for 1,000 people to pray (confirmed in the meeting notes dated 10<sup>th</sup> April 2019). At the meeting on 10<sup>th</sup> October 2019, the architect shared some early design proposals for the mosque. The space was provided over two floors in the north east corner of the estate and totalled 1,100 sqm. As the design has progressed, the architect has been able to meet RCCM's preference for the mosque to be on the ground floor only and, as part of this design iteration, the floor size is closer to the original 1,000 sqm. I recognise that the number of people who come to pray has now increased and that you are looking for a larger space to meet this need. We can include a space of 1,100 sqm within the scheme, but an assurance will be required that your organisation is able to afford to lease a space of this size as the plans progress.

I look forward to meeting you again in mid-March when we can discuss these matters further.

Yours sincerely,

Jane Abraham  
Interim Head of Capital Delivery

#### Place Directorate

Tower Hamlets Town Hall  
2nd Floor Mulberry Place  
5 Clove Crescent  
London E14 2BG

www.towerhamlets.gov.uk

We successfully negotiated with council for 1150 m2 (squared metres) in ground floor for 125 years lease. We are still conveying the price and hopefully, we will reach a fair deal soon in terms of price. According to the council policy, they had internal and external valuation in line with market price. Our expectation that the final price will be in the region of £2.8m to £3.4m.


Our ward councilor Mr Motin-Uz-zaman and Ms Sabina Aktar are trying their best to help us to reach a fair deal with the council. They are participating in each meeting with us. On behalf of Executive Committee, I would like to express a sincere gratitude to them for their afford to achieve a better agreement with the council, London Borough of Tower Hamlets. With your kind help, we, In Sha Allah, are hopping to raise about £3 m to purchase the ground floor to erect the new Redcoat Community Centre & Mosque building, (the house of Allah). Here is a short description about the new property for your kind information:

**Parties:** Landlord: London Borough of Tower Hamlets  
 Tenant: Redcoat Community Centre & Mosque (Charity Number: 1140526)

**Lease Term :** 125 years

**Purchase price:** £2.8 million (to be confirmed) Shell & Core only

**Ceiling height:** 3.5 metres (Negotiating to obtain a bit more)

Redcoat Community Centre: Meeting held on Wednesday 7 <sup>th</sup> July 2021	
Attendees: Abdul Mannan Mozir Uddin Mahbub Hossain Salim Uddin Dilwar Hussain Abdul Bari Tara Hussain Cllr Motin Uz-Zaman Cllr Sabina Aktar Jane Abraham Vicky Clark Winnie Osei James Walsh	Chair Person Vice Chair General Secretary Assistant Secretary E/C Member E/C Member E/C Member Ward Member Ward Member LBTH Interim Head of Capital Delivery LBTH Divisional Director LBTH Project Manager (Capital Delivery) LBTH Regeneration Manager (Housing Regeneration)
	
1	<b>Introduction</b> Brief introductions were made by Cllr Motin and Vicky Clark introduced herself as the Divisional Director for Property & Major Programmes. The purpose of the meeting was to discuss purchase options for the new mosque based on the £2.8m external valuation for a shell & core space of 1150sqm.
2	<b>Review of Previous Minutes &amp; Actions Arising</b> WO briefly reviewed the minutes and noted that the principle action arising from the previous minutes was the issue of indicative heads of terms (HoTs). MH raised queries regarding the HoTs and indicated areas where the RCCM wanted amendments to be made. <ul style="list-style-type: none"> <li>• <b>Use Classification</b> – would like this to be expanded within the HoTs to include prayer times for the mosque as these are held at particular times to provide protection within the lease for the mosque</li> </ul> MH also wanted this noted as a correction in the previous minutes where RCCM's concerns about possible noise complaints from residents living above and near the mosque was omitted with this being dealt with purely as a design matter to include sufficient soundproofing between community space and residential to avoid noise transference The council acknowledged their concerns with VC stating that there is also legal protection if somebody purchases a property knowing what activities or type of tenant e.g. a night club are already on the site. <ul style="list-style-type: none"> <li>• <b>Service charge</b> – MH asked for future service charges to be capped to ensure affordability for the mosque service users. VC stated that she can't speak on housing charging policy but explained that endeavours are made to keep service charges low for all residents and that any charges will be a fair reflection of the services used. The council does not profit from service charges and there is no policy to escalate charges.</li> </ul> Cllr Motin noted that as the source of income for the mosque is from donations it is essential that running costs doesn't become onerous.
	required to pay for the last share at the value at the time. This would also avoid any interest bearing arrangements and satisfy the council's duty of obtaining best value. MH stated that he would like to finalise the price so that the RCCM can disclose everything at a fixed price to service users and start fundraising. VC is commissioning a further valuation to confirm the accuracy of the current £2.8m figure. The value attached to leaving current premises (referred to as the 'off-set') is being checked with the Legal Team any value established will be off-set against the lease premium or can be used towards fit-out costs. New valuation & review of report by the council should be ready latest end of August. JW voiced that it is important RCCM maintain momentum during this period by continuing dialogue with the council.
	VC



**Use for:** Community use and religious worship

May Allah give us energy, ability and patient to provide full facilities as a mosque for our Muslim Community (Ummah) living in Stepney, Tower Hamlets, London by securing a fair deal with the local authority. As I mentioned a few times (in Ramadan, Friday prayers) that we will not accept any deal which will disrupt our activities as a mosque including late night and morning prayers. In addition, we are going to recruit a solicitor to act on behalf of us to work with Tower Hamlets Council's Legal Team.

**Regular activities:**

**Education:** Supplementary classes(Bangla and Arabic language)for children aged 6 to 12 (Monday to Friday from 5pm to 7pm) and the number of children attend is 120.

**Saturday and Sunday** (10am to 12noon): Study support for children age 10 to 16:  
English, maths and homework, internet  
access for homework and printing facilities

**Councillors surgery:** Cllr. Sabina Akhtar's Surgery Fourth  
Friday of each month.

**Prayer facilities:** Five-time prayer facilities for local Muslims

**Friday Prayer:** Jummah, currently we hold two jamaths for jummah on Friday. More than 2000 people attend in both congregational prayers.

**Social Action for Health:** Wednesday & Thursday (11am to 12noon), exercise for keeping healthy and fit

**Advice sessions:** Free advice sessions (2/3 times in a year) for local residents to raise the awareness of symptoms of diabetics, heart attack etc. People also gain the awareness of danger for eating unhealthy food.

**Women Programme:** Three days in a week

**Yearly programmes:**

**Mathematics Competition:** (Once a year, in March) this mathematics completion is designed for year 6 children to have a practice before their SATs in May.

**Sports Day:** We organise a sports day in May/June every year for the children aged 6 to 16.

**Seminars** (once in a year, Islamic talk): The main agenda of the talk how we can live together in a multi- cultural society with harmony.

**Iftar Party:** We organise an Iftar party during the month of Ramadan for local people where 500/600 people attend including councillors, council officers, teachers politicians and community activists.

**Eid Congregation:** Twice in a year.

Some activities are not taking place due to **covid 19 pandemic**.

**Covid- 19 Pandemic:** We the executive committee of RCCM had a very challenging task during the pandemic to keep our beloved 'Redcoat Community Centre & Mosque' open by following the government's safety measure restrictions. I personally would like to thank to our EC members, general members and well-wishers who helped us over the 18 months to keep our community safe, healthy and particularly implementation of social distancing, wearing masks and bring prayer mats for praying. At the same time I also would like to express my deepest sympathy to the families who lost their love ones (Nazmul Hossain Chowdhury, Jamil Ahmed, Abdur Rashid, Gouse Uddin, Abdul Hannan and many others) May Allah grant Jannatul Ferdous for them.

Redcoat Community Centre & Mosque  
256 Stepney Way, London E1 3DW

The rules to follow to protect yourself and others during the Covid-19 Pandemic

<b>Keep 1 m+ apart</b> 	<b>Bring your own prayer mat (Musallah)</b> 	<b>Do your ablution (Wudhu) at home</b> 	<b>Wash your hand well and often</b> 	<b>Bring your own shoe bags</b> 
<b>No access to toilet/wudhu, except an emergency</b> 	<b>No handshaking</b> 	<b>Wear a face covering</b> 	<b>No entry for children under 12</b> 	<b>Respected senior citizens (age 70 +) are requested to pray at home</b> 

## Rent relief:

**TOWER HAMLETS**

Tower Hamlets Council  
Communities Team  
Town Hall  
Mulberry Place  
5 Clove Crescent  
London  
E14 2BG  
Email: david.freeman@towerhamlets.gov.uk  
www.towerhamlets.gov.uk

By email to: redcoatcommunitycentre@googlemail.com

Mahbub Hossain  
Redcoat Community Centre,  
256 Stepney Way  
E1 3DW  
6 May 2020

Dear Mr Hossain

**Rent Relief**

I am pleased to confirm that the council has agreed to offer your organisation a rent free period of up to three months from 1 April 2020 for the premises you lease from us at 256 Stepney Way, E1 3DW.

The way we will give the rent relief is by cancelling rent invoices for the April to June period and issuing credit notes. At the year end you will need to ensure the person who inspects or audits your accounts is aware of this. Please ensure you keep up to date with other rent payments and do not cancel direct debit/standing order arrangements.

We applied to the Council for rent relief and achieved it for the period of April to June 2020.

**Supplementary Classes:** Supplementary classes at RCCM disrupted due to Covid-19 pandemic. We cannot continue Arabic language and Hifz classes because of first and second national lockdown. However, we tried our best to keep classes open on Saturday and Sunday after covid 19 safety restrictions have been ease. The classes will be as normal from September 2021. We were unable to hold parent evening this year due to national lockdowns.

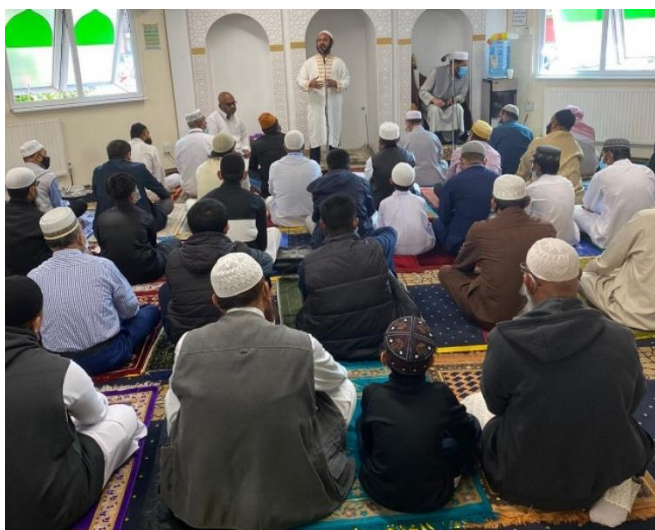
**Study support:** The study support provision for children aged 8 to 16 to learn English, Maths, Science and completing home work is currently closed due to Covid-19 pandemic.

**Waaz Mahfil** (Islamic Talk): We were unable to organise an Islamic talk this year due to coronavirus pandemic.

**Women programmes:** There are regular women programmes run at our centre by local residents. The main purpose of these programmes is to teach women about way of life in the light of Islam. They discuss various issues such as parental involvement in education, good parenting, social values, Islamic etiquette, the importance of learning the holy Qur'an, and Hadith. Women are allowed to participate in the Special Prayers e.g Taraweeh prayer in the month of Ramadan, Eid Prayer Jamaths. However, the women programmes were **closed** this year due to national lockdown and coronavirus pandemic.

**Ramadan and Eid:** Last year we were unable to perform Taraweeh prayer at Redcoat Community Centre & Mosque due to Covid-19 pandemic. This year we managed to provide opportunity to our service users to perform Taraweeh prayer in the holy month of Ramadan whilst maintaining government's safety measure restrictions. However, we did not serve Iftar (breaking the fast) to our service users because of safety restrictions. As usual, we had five Eid-ul Fitr Jamaths at RCCM this year, where about 2500 people attended. Similarly, we had five Eid – Ul-Adha Jamaths at RCCM.

**Friday Prayer:** Worshipers are increasing day by day, more than 2000 people are attending on Friday congregational prayer (Jumma).







## Redcoat Community Centre & Mosque





**REDCOAT COMMUNITY CENTRE AND MOSQUE**

**CHARITY REGISTERED NO. 1140526**

256 Stepney Way  
London  
E1 3DW

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

**MHC Accountants Ltd**  
Chartered Accountants  
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email: [mhussain@mhcgroun.co.uk](mailto:mhussain@mhcgroun.co.uk)

## **REDCOAT COMMUNITY CENTRE AND MOSQUE**

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**REDCOAT COMMUNITY CENTRE AND MOSQUE**

**LEGAL AND ADMINISTRATIVE INFORMATION**

**Chairperson**

Abdul Mannan

**General Secretary**

Mahbub Hossain

**Treasurer**

Montaj Khan

**Registered Office**

256 Stepney Way  
London  
E1 3DW

**Independent Examiner**

MHC Accountants Ltd  
Chartered Accountants  
22 Cavell Street  
London  
E1 2HP

**Bankers**

Lloyds Bank PLC  
210 Commercial Road  
London  
E1 2JR

**REDCOAT COMMUNITY CENTRE AND MOSQUE**

**EXECUTIVE COMMITTEE'S ANNUAL REPORT TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

It is a requirement for the Executive Committee to prepare an Income and Expenditure Account and Balance Sheet for each financial year which gives a true and sufficient view of the state of affairs of the Organisation and of the result for the year then ended. In preparing those financial statements, the

Executive committee members are required to:

- a. select suitable accounting policies and then apply them consistently.
- b. make judgements and estimates that are reasonable and prudent.
- c. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- d. prepare the financial statements on the going concern basis.

**Objectives and Activities**

The objectives of Redcoat Community Centre and Mosque are wholly for the public benefit.

The principal aims of the charity are:

1. To promote Islamic education to the community
2. To the regular activities, the centre provides advisory services to the local community.
3. To run the mosque for daily prayers.
4. The charity is generating and saving funds to buy a freehold premise for the mosque.

The executive committee members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the organisation and enable them to ensure that the financial statements comply with relevant legislation. They are also responsible for safeguarding the assets of the organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

  
.....

**(Abdul Mannan)**  
Chairperson



**REDCOAT COMMUNITY CENTRE AND MOSQUE**

**REPORT OF THE INDEPENDENT EXAMINERS  
TO EXECUTIVE COMMITTEE**

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

It is my responsibility to:

- examine the accounts under section 145(1) of the Charities Act 2011,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn to enable a proper understanding of the accounts to be reached.

  
MHC Accountants Ltd

Chartered Accountant  
22 Cavell Street  
London  
E1 2HP

Date: 18/08/2021

**REDCOAT COMMUNITY CENTRE AND MOSQUE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR 01 APRIL 2020 TO 31 MARCH 2021**

<b><u>INCOME</u></b>	<b><u>Notes</u></b>	<b><u>2021</u></b>
		<b><u>£</u></b>
Various Donations	2	50,334
Student Fees		3,170
Donations	3	658
Clothing box rent		2,800
Grants		22,424
		-----
<b>Total Income</b>		<b>79,386</b>
		-----
<b><u>LESS: EXPENDITURE</u></b>		
Accountancy fees		1,000
Advertising and PR		1,532
Cleaning		619
Depreciation		1,146
Insurance		982
Light and heat		3,777
Other legal and prof		1,560
Postage		-
Refurbishment Work		1,806
Rent		3,500
Repairs and maintenance		1,207
Stationery and printing		834
Sundry		54
Telephone and fax		286
Tutor fees	5	7,773
Wages and salaries	4	31,056
Water		1,690
		-----
<b>Total Expenditure</b>		<b>58,822</b>
		-----
<b>Excess of Income over Expenditure</b>		<b>20,564</b>
		=====

We hereby approve the above accounts and confirm that we have supplied all the information and explanations required for the preparation of these accounts.

**Approved by**



**(Abdul Mannan)**  
Chairperson



**(Mahbub Hossain)**  
General Secretary

**REDCOAT COMMUNITY CENTRE AND MOSQUE**  
**BALANCE SHEET AS ON 31 MARCH 2021**

		<b><u>2021</u></b>
<b><u>FIXED ASSETS</u></b>	<b><u>Notes</u></b>	<b><u>£</u></b>
Tangible Assets	6	5,221
		-----
<b><u>CURRENT ASSETS</u></b>		
Cash at Bank		322,395
Cash in Hand		-
Redcoat community centre		300
		-----
		327,916
<b><u>LESS: CURRENT LIABILITIES</u></b>		
Creditors	7	(4,950)
		-----
NET CURRENT ASSETS		300,687
		-----
<b>TOTAL NET ASSETS</b>		<b>322,967</b>
		=====
<b>REPRESENTED BY:</b>		
<b><u>Funds</u></b>		
Opening Balance		302,403
Less: Excess of Income over Expenditure		20,864
		-----
<b>Balance carried forward</b>		<b>322,967</b>
		=====

**REDCOAT COMMUNITY CENTRE AND MOSQUE**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**1. ACCOUNTING POLICIES**

**(a) Basis of Accounting**

The accounts have been prepared on the historic cost convention. The accounts are in accordance with applicable accounting standards, the Charities SORP (FRS 102) (Accounting and Reporting by Charities) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993

**(b) Donation and Grants**

Income from donations and grants including capital grants is included in incoming resources when these are receivable, except as follows.

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

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

**(c) Expenditure**

All expenditure is included on an accrual basis and is recognised when there is a legal or constructive obligation to pay for expenditure. All costs have been directly attributed to one of the functional categories of resources expended. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT.

**(d) Depreciation**

Depreciation has been charged 18% based on written down during this year.



**REDCOAT COMMUNITY CENTRE AND MOSQUE**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**2. VARIOUS DONATIONS**

Various Donations comprise of the following:

<u>Particulars</u>	<u>£</u>
Friday Donations	45,740
Box Donations	346
Ramadan Donations, Sab-e-Qador, & Sab-e-Borath	-
Eid Donations, Calendar Sponsor & Waz	4,248
	-----
	50,334
	=====

**3. DONATION**

During the year, the following donations amount have been received and credited in the Income as per the above-mentioned policy.

<u>Particulars</u>	<u>£</u>
Donations	658
	-----
	658
	=====

**4. WAGES, SALARIES & NI**

Redcoat community Centre and Mosque has a PAYE (Pay as you earn) Scheme and registered with HMRC as an employer. Net amount of Wages, salaries & NI payment to Imam, Muazzin & Cleaner as an employee of Redcoat Community Centre and Mosque.

**5. TUTORS' FEES**

Tutors fees are paid as gross amount because all the tutors are self-employed and responsible for their tax and NIC contributions.

We recommend that, the executive committee should retain a copy of self-employment proof from the tutors.

**REDCOAT COMMUNITY CENTRE AND MOSQUE**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**6. FIXED ASSETS**

There are no fixed assets register of Redcoat Community Centre and Mosque. The Executive Committee should maintain a fixed asset register to control the amount off Fixed Assets.

**FA-Equipment, Furniture & Fixtures:****The fixed assets schedule for the year as follows:**

	<u>£</u>
<b><u>Cost</u></b>	
Opening Balance as at 01/04/2020	9,915
Addition during the Year	3,201
	-----
Closing Balance as at 31/03/2021	13,116
	-----
<b><u>Depreciation</u></b>	
Opening Balance as at 01/04/2020	6,749
Charges during the Year	1,146
	-----
Closing Balance as at 31/03/2021	7,895
	-----
<b>NET BOOK VALUE as at 31/03/2021</b>	<b>5,221</b>
	=====

The depreciation has been charged @ 18% on Written down method

**7. CREDITORS:**

<u>Particulars</u>	<u>£</u>
MHC Accountants Ltd	1,000
PAYE & NI	178
Wages	2,532
Eyespy cctv Ltd	1,240
	-----
	4,950
	=====

**REDCOAT COMMUNITY CENTRE**

**CHARITY REGISTERED NO. 1140526**

256 Stepney Way  
London  
E1 3DW

**REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2021**

**MHC Accountants Ltd**  
Chartered Accountant  
22 Cavell Street, London E1 2HP  
Tel: 020 7790 0416 Fax: 020 7790 7845  
email: [mhussain@mhcgroupp.co.uk](mailto:mhussain@mhcgroupp.co.uk)

## **REDCOAT COMMUNITY CENTRE**

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Income and Expenditure Account	04
Balance Sheet	05
Notes forming part of the Financial Statements	06-07



**REDCOAT COMMUNITY CENTRE**

**Legal and Administrative Information**

**Chairperson:**

Abdul Mannan

**General Secretary**

Mahbub Hossain

**Treasurer**

Montaj Khan

**Registered Office**

256 Stepney Way  
London  
E1 3DW

**Independent Examiner**

MHC Accountants Ltd  
Chartered Accountant  
22 Cavell Street  
London  
E1 2HP

**Banker**

Barclays Bank Plc  
140 Whitechapel Road  
London  
E1 1BJ

**REDCOAT COMMUNITY CENTRE**

**EXECUTIVE COMMITTEE'S ANNUAL REPORT TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2021**

It is a requirement for the Executive Committee to prepare an Income and Expenditure Account and Balance Sheet for each financial year which gives a true and sufficient view of the state of affairs of the Organisation and of the result for the year then ended. In preparing those financial statements, the

Executive committee members are required to:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and estimates that are reasonable and prudent;
- c. state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- d. prepare the financial statements on the going concern basis.

The executive committee members are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the organisation and enable them to ensure that the financial statements comply with relevant legislation. They are also responsible for safeguarding the assets of the organisation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

  
.....  
**(Abdul Mannan)**  
Chairperson

**REDCOAT COMMUNITY CENTRE**

**REPORT OF THE INDEPENDENT EXAMINERS  
TO EXECUTIVE COMMITTEE**

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

It is my responsibility to:

- examine the accounts under section 145(1) of the Charities Act 2011,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act), and
- to state whether matters have come to my attention.

**Basis of independent examiner's report**

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

**Independent examiner's statement**

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



**MHC Accountants Ltd**  
Chartered Accountant  
22 Cavell Street  
London  
E1 2HP  
Date: 18/08/2021

**REDCOAT COMMUNITY CENTRE**  
**INCOME AND EXPENDITURE ACCOUNT**  
**FOR THE YEAR FROM 01 APRIL 2020 TO 31 MARCH 2021**

	<u>Notes</u>	<u>2021</u> <u>£</u>
<b><u>INCOME</u></b>		
Membership Fees & Other		-
Hall Letting Income	2	-
Grants	3	-
		-----
<b>Total Income</b>		-
		-----
<b><u>LESS: EXPENDITURE</u></b>		
Lease Rent		-
Cleaning		-
Charitable activities		1,500
Depreciation		36
Repairs and maintenance		-
Project Co-ordinator		3,829
Security services		1,393
Telephone, Fax & Internet		254
		-----
<b>Total Expenditure</b>		<b>(7,012)</b>
		-----
<b>Excess of Expenditure over Income</b>		<b>(7,012)</b>
		=====

We hereby approve the above accounts and confirm that we have supplied all the information and explanations required for the preparation of these accounts.

**Approved by**



**(Abdul Mannan)**  
Chairperson



**(Mahbub Hossain)**  
General Secretary



**REDCOAT COMMUNITY CENTRE**  
**BALANCE SHEET AS AT 31 MARCH 2021**

		<b><u>2021</u></b>
	<b><u>Notes</u></b>	<b><u>£</u></b>
<b><u>FIXED ASSETS</u></b>		
Tangible Assets	4	169
		-----
<b><u>CURRENT ASSETS</u></b>		
Cash at Bank		18,300
Cash in Hand		-
		-----
		18,469
<b><u>LESS: CURRENT LIABILITIES</u></b>		
Creditors	5	(300)
		-----
NET CURRENT ASSETS		18,169
		-----
<b>TOTAL NET ASSETS</b>		<b><u>18,169</u></b>
		=====
<b>REPRESENTED BY:</b>		
<b><u>Funds</u></b>		
Opening Balance		25,181
Less: Excess of Expenditure over Income		(7,012)
		-----
<b>Balance carried forward</b>		<b><u>18,169</u></b>
		=====

**REDCOAT COMMUNITY CENTRE**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**1. ACCOUNTING POLICIES**

**(a) Basis of Accounting**

The accounts have been prepared on the historic cost convention. The accounts are in accordance with applicable accounting standards, the Charities SORP (FRS 102) (Accounting and Reporting by Charities) and comply with the Charities (Accounts and Reports) Regulations 2008 issued under the Charities Act 1993

**(b) Donation and Grants**

Income from donations and grants including capital grants is included in incoming resources when these are receivable, except as follows.

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

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

**(c) Expenditure**

All expenditure is included on an accrual basis and is recognised when there is a legal or constructive obligation to pay for expenditure. All costs have been directly attributed to one of the functional categories of resources expended. The charity is not registered for VAT and accordingly expenditure is shown gross of irrecoverable VAT.

**2. HALL LETTING INCOME**

During the year, the following hall letting income have been received and credited in the Income as per the above-mentioned policy.

<u>SI No</u>	<u>Name of the Hall Letting Income</u>	<u>£</u>
1	Hall Hire	-
2	Others	-
3	Cloth Bank rent	-
		-----
		-
		=====

**REDCOAT COMMUNITY CENTRE**  
**NOTES TO THE ACCOUNTS**  
**FOR THE YEAR ENDED 31 MARCH 2021**

**3. GRANT INCOME**

During the year, no grants has been received

**4. FIXED ASSETS**

There are no fixed assets register of Redcoat Community Centre. Existing premises were built by the London Borough of Tower Hamlets, and they granted a short lease to Redcoat Community Centre which has been renewable.

The executive committee should ensure that the lease has been renewed on time.

**FA- Equipment, Furniture & Fixture****The fixed assets schedule for the year as follows:**

	<u>£</u>
<b><u>Cost</u></b>	
Opening Balance as at 01/04/2020	8,678
Addition during the Year	-
	-----
Closing Balance as at 31/03/2021	8,678
	-----
<b><u>Depreciation</u></b>	
Opening Balance as at 01/04/2020	8,473
Charges during the Year	36
	-----
Closing Balance as at 31/03/2021	8,509
	-----
<b>NET BOOK VALUE as at 31/03/2021</b>	<b>169</b>
	=====

The depreciation has been charged @ 18% on Written down method

**5. CREDITORS:**

	<u>£</u>
Redcoat community centre & mosque	300
	=====