



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

From 01/04/2021

Period start date To 31/03/2022

Period end date

Charity name: ALL SAINTS HATCHAM COMMUNITY CENTRE

Charity registration number: 1143647

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	<p>All Saints Hatcham Community Centre is a charitable company whose objects are (i) to advance the well-being of the communities of the London Boroughs of Lewisham and Southwark by the provision of facilities, programmes and resources to meet the social, educational, recreational and leisure needs of those communities, and (ii) such other charitable purposes as the Trustees shall from time to time decide.</p> <p>The Centre works in partnership with local community groups, other charities and voluntary agencies in the area to advance the following objectives:</p> <ul style="list-style-type: none"><li>– to provide an accessible and affordable venue and focal point for the local community - a place for people to meet and socialise, and a space for local groups and residents to run their activities and events;</li><li>– to provide a range of low- or no cost social, cultural, educational, recreational and vocational activities that are accessible for local people;</li><li>– to act as a local resource that promotes and encourages learning, development and stronger sense of community;</li><li>– to act as information exchange point for all activities and services available locally, and to provide opportunities for more interaction and inclusion among various users of the Centre; &amp;</li><li>– to maintain strategic relevance with local authorities, other agencies in the area and funding bodies.</li></ul>

<p>Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.</p>	<p>Para 1.17 and 1.19</p>	<p>The Centre's principal activities are grouped in a number of categories.</p> <p>Social and recreational opportunities are created through supporting various local community groups that organise and run relevant activities for elder local residents, aged 50 or over, through Just Older Youth (social and exercise), Southwark Irish Pensioners, Deptford Pensioners' Society, All Saints Line Dancing and, via its Outreach activities that support vulnerable members of the community, mostly elderly local residents, through providing low-cost hot meals, organising various social events (e.g. special occasion dinners and parties) and various outing trips (e.g. a day trip to the seaside).</p> <p>Health and Exercise activities are supported through specific user groups that provide free or low-cost sessions for local residents, including Zumba, Ballet, Dance classes, Gentle exercise for elderly, Thai-Chi classes, Taekwondo, Kundalini Yoga, Table Tennis, Fencing and Air Weapon Clubs.</p> <p>Activities catering for children and youth are supported through Marvel Pre-school Nursery, Treasured Kids After-school Club (provision of low-cost childcare for working parents); All Saints Scouts (Cubs, Beavers and Explorers), Holiday camps for children, and Taekwondo club for children and youth.</p> <p>A large group of Centre users is represented by community worship groups and patrimonial societies meeting on Sundays.</p> <p>The Centre is widely used by training and education providers, particularly those delivering vocational training and other education opportunities, after-school homework clubs for children and other similar activities. A special place in education is designated for encouraging socially responsible dog ownership in the community and is provided via training delivered by the Dog Owners Club.</p> <p>Further, the Centre hosts regular NHS Blood Transplant sessions in addition to acting as a Polling Station for government/electoral bodies. All Saints Church Hatcham Park is also a major user of the Centre and hosts regular annual events, including a Summer Fair and Christmas Bazaar, the Mayor's Carol service and other similar occasions.</p> <p>Finally, the Centre supports local residents through hosting affordable private</p>
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		<p>functions, such as weddings, birthdays, christenings, children's parties and others similar occasions that are vital part of local residents' lives.</p> <p>The current year began with restrictions still in place on many of these activities as a result of the Covid-19 pandemic. These began to be lifted early on in the Centre's 2021-22 financial year. Caution has continued to be exercised by Centre staff and users alike as activities gradually resumed.</p>
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	<p>In setting and reviewing the Centre's strategic objectives, the Trustees has had due regard for the Charity Commission's guidance on public benefit and particularly upon its supplementary guidance on the advancement of education, health, amateur sports and community development.</p>

#### Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A
Policy on social investment including programme related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	<p>The Trustees provide their time and expertise as trustees on a voluntary basis. Many of the Centre Users run events also on a voluntary basis and are free to attend. The shop run out of the Centre on Monson Road is now operating again after the pandemic.</p>
Other		<p>The Board of Trustees meets regularly, on quarterly basis, to evaluate the work of the Centre and review the income and expenditure to maintain the reserves of the organisation. The Trustees keep in regular contact with face-to-face meetings, email and WhatsApp, and have been overseeing transition in the management of the Centre following the departure of a Centre Manager who had been in post for over a decade.</p>

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The Centre aims to advance the well-being of the communities of the London Boroughs of Lewisham and Southwark by the provision of facilities, programmes and resources to meet the social, educational, recreational and leisure needs of those communities.</p> <p>The Centre has hosted dance classes including Zumba, Ballet and Line Dancing, and Taekwondo, Fencing and Air Weapon Clubs, which are greatly enjoyed by their participants and are valued times of recreation which were missed during the pandemic.</p> <p>Activities aimed at older residents, such as Gentle Exercise or Thai Chi, have resumed, restoring to their participants important points of social contact.</p> <p>Childcare (via Marvel Pre-school Nursery and Treasured Kids After-school Club) and community worships on Sundays encourage social interaction between individuals and families of all ages.</p> <p>Regular NHS Blood Transplant sessions give local people the opportunity to provide a social benefit to the wider society.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	The unpredictability of the pandemic made it difficult to set specific measurable achievable realistic and timebound objectives. The Centre showed resilience in the face of loss of key staff and substantial income. We were proud to be able to keep such activities as were legally permitted going during the pandemic, and to be able to welcome back users once the restrictions were lifted.
Performance of fundraising activities against objectives set	Para 1.41	The Centre is able in normal times to meet its expenses from income earned from letting out its premises to users. During the pandemic the Centre received a Coronavirus Job Retention Scheme (CJRS) grant related to staff who were furloughed due to Covid-19, two additional restrictions' grants from the local authority, and funding from Sports England to prepare for re-opening. It is hoped that the Centre will be able to return to its previous reliance upon earned income without the need for pure fundraising activities.



Investment performance against objectives	Para 1.41	The Centre operates a current and a deposit account and does not currently invest any of its funds.
Other		N/A

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	<p>The Trustees have a reasonable expectation that the Centre will have adequate resources to remain in operation until at least 12 months after the approval of these Financial Statements.</p> <p>Reserves have been bolstered after the substantial loss sustained during the pandemic and income from the letting of the Centre's facilities in returning to normal levels.</p>
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	<p>The Charity maintains a reserve fund as major infrastructure costs such as the renewal or replacement of its heating system could be required at any moment. The continued heating of the building, particularly in the colder months, is essential for most activities. The cost of the energy this year is also a concern.</p>
Amount of reserves held	Para 1.22	£ 44,662 was held in the reserves at the end of the reporting period
Reasons for holding zero reserves	Para 1.22	N/A
Details of fund materially in deficit	Para 1.24	N/A
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	<p>The rise in the cost of living coupled with inflation and adverse financial impact of the pandemic upon local people may discourage some people from booking the Centre's facilities. The Centre's finances would not withstand another hit of the magnitude of the one delivered by the pandemic. It remains to be seen how severely all these things will bite in the year ahead, and how local people will react.</p>

### Additional Information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	<p>The Centre raises funds principally from hire charges for use of the Centre's premises. The bulk of the expenditure is to pay for the services required to maintain and run the Centre. Grants were obtained to mitigate the impact of pandemic-related costs, but in normal times the Centre earns its income from lettings.</p>
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	<p>If Covid-19 restrictions are introduced during the next reporting period, the Centre's revenue stream may be significantly affected, while all users, hirers</p>



		and members of public will not be able to access any facilities. Current reserve levels will be significantly affected and the dilapidation rate of the Centre's building and facilities may exceed the level of reserved funding (sinking funds). The loss of more key staff members could also seriously prejudice the Centre's ability to run its operations smoothly.
Other		N/A

## Structure, Governance and Management

Description of charity's trusts:		All Saints Hatcham Community Centre is a registered charitable company.
Type of governing document (trust deed, royal charter)	Para 1.25	The Centre is governed by a Memorandum and Articles of Association the current version of which was adopted on 3 <sup>rd</sup> April 2019.
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	The charity was constituted as a company limited by guarantee on the 27 <sup>th</sup> April 2010 and registered as a charity on 2nd September 2011.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	<p>The Centre is managed by a Board of Directors who are also the Charity Trustees and Members of the Company.</p> <p>The Trustees are selected according to the following procedure:</p> <ul style="list-style-type: none"> <li>- The Forum of User Groups of All Saints Hatcham Community Centre nominates an accredited spokesperson for the Forum by signed resolution;</li> <li>-The Secretary of the New Cross Gate Trust nominates a spokesperson for local community groups in New Cross Gate</li> <li>-The Archdeacon of Lewisham and Greenwich may serve in person or nominate a representative;</li> <li>-All Saints Church Hatcham Park is represented ex officio by the Incumbent or Priest in charge or (in the event of an interregnum) by its senior churchwarden; and</li> <li>-The Parochial Church Council of All Saints Church Hatcham Park nominates three Trustees, two from its own membership, and one from outside.</li> </ul>

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	<p>New Trustees undergo an induction on their legal obligations under the UK charity and company law, the content of the Memorandum and Articles of Association, the Board and decision-making processes, business plan and recent financial performance of the organisation.</p> <p>Trustees are also encouraged to attend appropriate external training events that will facilitate the undertaking of their role, and to learn from one another as much as possible.</p>
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The charity's organisational structure and any wider network with which the charity works	Para 1.51	The Trustees employ an Administrator to manage the building, bookings, and contractors and suppliers. The Centre is adjacent to All Saints Church Hatcham Park, and collaborates with the Church on numerous events. The Centre building is leased to the Charity by the Anglican Diocese of Southwark.
Relationship with any related parties	Para 1.51	The Trustees are drawn principally from lay and clerical members of the Church, reflecting the historic character of the Centre as a Church Hall, and its continued freehold ownership by the Diocese of Southwark.
Other		N/A

### Reference and Administrative details

Charity name	All Saints Hatcham Community Centre
Other name the charity uses	All Saints Community Centre
Registered charity number	1143647
Charity's principal address	105 New Cross Road London SE14 5DJ

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Peter Andrey Noden Webster	Trustee/ Chairman		All Saints Church PCC (Member)
2	Revd John Angus Frame Galbraith	Trustee/ Treasurer		Archdeacon of Lewisham & Greenwich
3	Yvonne McFarlane	Trustee		All Saints Church PCC (Member)
4	Jumoke Ogidan	Trustee		Forum of User Groups
5	Revd Grant Bolton-Debbage	Trustee		Vicar of All Saints Church
6	Revd Grant Bolton-Debbage	Company Secretary	From 22 November 2021	Vicar of All Saints Church
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### Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

### Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

## Additional information (optional)

### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
N/A		

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

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## Exemptions from disclosure

### Reason for non-disclosure of key personnel details

N/A

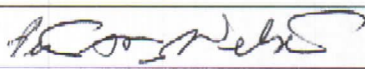

### Other optional information

N/A

## Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Peter Andrey Noden Webster	Revd Grant Bolton-Debbage
Position (eg Secretary, Chair, etc)	Chair	Company Secretary

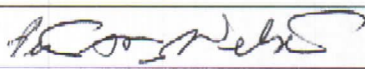

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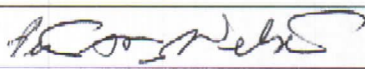

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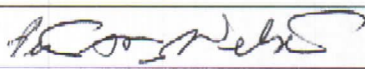

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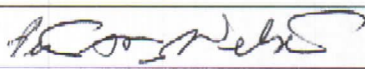

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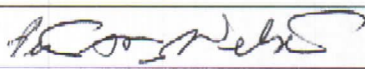

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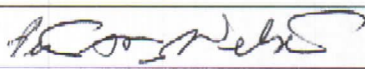

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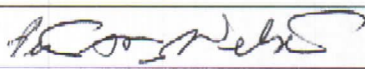

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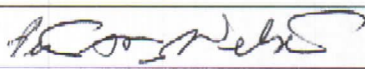

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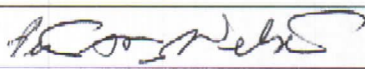

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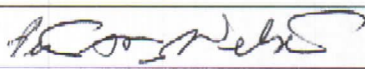

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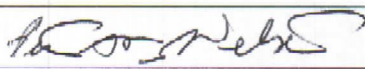

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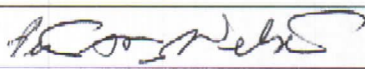

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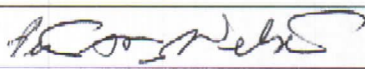

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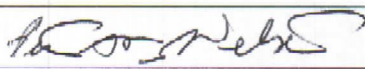

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**INDEPENDENT EXAMINER'S REPORT**

**TO THE TRUSTEES OF ALL SAINTS HATCHAM COMMUNITY CENTRE**

**FOR THE YEAR ENDED 31/03/2022**

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31/03/2022 which are set out on pages 4 to 11

**Responsibilities and basis of report**

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect: 1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or 2. the accounts do not accord with those records; or 3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.



Jacring and Associates  
11 King Arthur Close  
London  
SE15 2LP

Dated:

7/6/22.