

THE BOILER HOUSE COMMUNITY SPACE

England & Wales · Charity number 1148931

Details

Status	Registered
Legal form	Charitable company
Company number	07458912
Registered	2012-09-12
Register	View on the Charity Commission register

Contact

Address	The Boiler House Community Centre George Downing Estate Cazenove Road London N16 6BE
Phone	0208 806 8013
Email	info@n16boilerhouse.com
Website	www.n16boilerhouse.com

Activities

Objects: 4.1 TO PROMOTE THE BENEFIT OF THE INHABITANTS OF STOKE NEWINGTON, STAMFORD HILL, HACKNEY AND THE SURROUNDING COMMUNITY WITHOUT DISTINCTION OF SEX, SEXUAL ORIENTATION, AGE, DISABILITY, NATIONALITY, RACE OR OF POLITICAL, RELIGIOUS OR OTHER OPINIONS, BY ASSOCIATING TOGETHER THE SAID INHABITANTS AND THE STATUTORY AUTHORITIES, VOLUNTARY AND OTHER ORGANISATIONS IN A COMMON EFFORT TO ADVANCE EDUCATION AND TO PROVIDE FACILITIES IN THE INTERESTS OF SOCIAL WELFARE FOR RECREATION AND LEISURE-TIME OCCUPATION WITH THE OBJECT OF IMPROVING THE CONDITIONS OF LIFE FOR THE SAID INHABITANTS;4.2 TO ESTABLISH, OR SECURE THE ESTABLISHMENT OF, A COMMUNITY CENTRE AND TO MAINTAIN AND MANAGE THE SAME (WHETHER ALONE OR IN CO-OPERATION WITH ANY STATUTORY AUTHORITY OR OTHER PERSON OR BODY) IN FURTHERANCE OF THE OBJECTS;4.3 TO PROMOTE SUCH OTHER CHARITABLE PURPOSES AS MAY FROM TIME TO TIME BE DETERMINED.THE CHARITY SHALL BE NON-PARTY IN POLITICS AND NON-SECTARIAN IN RELIGION.THE AREA OF BENEFIT ("AREA OF BENEFIT") SHALL BE STOKE NEWINGTON, STAMFORDHILL, HACKNEY AND THE NEIGHBOURHOOD TOGETHER DEFINED BY THE COMMUNITY USERS.

Activities: Community Centre offers a safe and financially affordable common ground for the local community, voluntary , fitness and educational groups and other groups to meet as well as provide space for local people to hire for events.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Economic/community Development/employment
- **Who:** The General Public/mankind

Geography

- **Area of benefit:** THE AREA OF BENEFIT ("AREA OF BENEFIT") SHALL BE STOKE NEWINGTON, STAMFORDHILL, HACKNEY AND THE NEIGHBOURHOOD TOGETHER DEFINED BY THE COMMUNITY USERS.
- Hackney

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£457,320	£437,842	-	-
2023-12-31	£444,005	£477,613	-	-
2022-12-31	£689,603	£668,821	£264,529	19
2021-12-31	£415,662	£410,177	-	-
2020-12-31	£416,045	£317,399	-	-

Trustees

Name	Role	Appointed
ABIGAIL GILBERT		2013-07-31
Margaret Greer		2024-07-30
Richard Holman		2025-05-03

THE BOILER HOUSE COMMUNITY SPACE

England & Wales - Charity number 1148931

Accounts

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

**Company number: 07458912
Charity Registration Number: 1148931**

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

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**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees

The board of Directors/Trustees presents their report and financial statements for the year ended 31 December 2024

Reference and administrative information

Company name	The Boiler House Community Space
Company registration number	07458912
Charity Registration number	1148931
Directors	Abigail Gilbert Eleanor Faith Wright Michelle Baker (resigned 28/09/24) Margaret Greer (appointed 30/07/24) Jasvir Grewal (appointed 17/12/24, resigned 25/03/25) Richard Holman (appointed 01/04/25)
Trustees	Abigail Gilbert Eleanor Faith Wright Michelle Baker (resigned 28/09/24) Margaret Greer (appointed 30/07/24) Jasvir Grewal (appointed 17/12/24, resigned 25/03/25) Richard Holman (appointed 01/04/25)
Registered office	The Boiler House George Downing Estate Cazenove Road Stoke Newington London N16 6BE
Accountants	Lewis Curtis Ltd Chartered Accountants 10 Durham Avenue Romford RM2 6JS
Bankers	The Co-Operative Bank PO Box 250 Skelmersdale WN8 6WT

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

Objects

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects;
3. To promote such other charitable purposes as may from time to time be determined. The charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Stoke Newington, Stamford Hill, Hackney and the neighbourhood together defined by the community users.

Ensuring our work delivers our aims

Boiler House Spaces is a Hackney community charity. Local communities in Hackney face some of the UK's highest levels of multiple deprivation including food poverty, mental and physical health inequalities, poor housing and acute gaps in essential services. And yet this diverse community is rich in talent often hidden or held back. Boiler House Spaces, set up by two local women, is about local people helping each other in tough times.

Our charity works alongside the community in three main ways:

- i. We run community focussed services and activities led by staff and volunteers
- ii. We open our safe and warm community spaces to local groups and charities to provide activities and services independently or in partnership with us. Our spaces support the establishment and growth of community groups so people can connect and make key improvements in their own lives.
- iii. We offer our spaces out for hire for local people and groups at affordable rates

All our work aims to enable people to connect with others in their community and make key improvements in their own lives with support where needed

The charity needs to secure new funding to sustain its work and reach more local people.

Highlights of the year: January to December 2024

Boiler House Spaces managed four community centres within estates in Hackney:

- The George Downing Estate, N16
- Hackney Family Centre, E5 (until February 2024)
- Myddleton Grange, N4

Our main objectives for the year continued to be the development and support of under-used community 'assets' (people and spaces).

We continued to offer opportunities for people to build relationships through activities and shared 'common ground', improving community cohesion and support at grass roots level

We continued to run and develop:

The Good Place community pantry – helping local people facing food poverty, living with social isolation and experiencing barriers to accessing health, well-being and other essential community services.

Our Good Place pantry offers free food and other household essentials, as well as a space to meet others and get help accessing key services. Open to all local people who need the pantry, community members can benefit from:

- £20-£30 of free food and essentials like sanitary products each week for an average of 30- 40 families
- A warm, safe and supportive space in our Boiler House community centre where people come together, meet and chat over a cup of tea
- Opportunities to meet others, make new connections and feel less isolated
- Guidance and support, links to local organisations and help with accessing essential services such as benefits advice, health and housing
- Help with energy bills and debt during the cost of living crisis

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

- Volunteering to develop new skills and help other local people across our community and generations in a safe, supportive environment from the centres
- Partnerships - local organisations, companies and individuals who donate money, food, or skills to help give something back to the local community
- Support with energy bills including energy bill vouchers for Good Place Pantry members thanks to a grant from East London Business Alliance.

Funders for the Good Place included City Bridge Foundation, National Lottery Community Fund Awards for All and core support from the Charity of Sir Richard Whittington and the Mercer's Company trustees via the Church and Communities Committee.

When the Good Place pantry re-located from Northwold Community Centre at the close of 2023 to the Boiler House Community Space on George Downing Estate, we continued to welcome people from the Northwold community as well as the neighbouring areas.

Bee-keeping, social enterprise honey production & community gardening on George Downing Estate

We have 4 beehives and hold a community honey harvest each year to engage local families with nature, producing honey for sale as an example of community social enterprise. There is potential to develop these links with nature and the environment and build further on the existing community gardening – all volunteers but with considerable expertise. See capital project below.

At George Downing Estate our capital project is underway to create c. £600k of new and improved indoor and outdoor spaces: an extension to the community centre; a small 'MUGA' sports / games pitch and a community garden. Community spaces where residents can socialise, build skills and develop their health and wellbeing. During 2024 we began work on both the new Multi Use Games Area and the preparatory work for the new community garden removing the old MUGA and engaging a garden designer who co-produced the garden with local resident gardening volunteers.

George Downing Estate Residents' Association is a key partner for all our work on the Estate. The charity consults regularly with the Association and wider community who are at the centre of shaping plans both for the space improvements and the future plans for the charity.

Partnerships

Our staff team includes food/cookery and other expertise and links us to partners e.g. Carib Eats (see below), Hackney Young Peoples' University, and Maxines Cakes, which will support delivery, and also KDD branding merchandise.

Carib Eats is a long-standing partner and now part of our City Bridge funded new 3-year partnership which started autumn 2024. Carib Eats is in Dalston so reaches other Hackney neighbourhoods. The partnership includes a weekly lunch club, sharing circle (which one participant said is 'like free therapy', bingo and other games in the afternoon, connecting people from the Afro Caribbean and other communities including volunteers to support the activities. It has a big impact on wellbeing and combating isolation.

Betaminds is another local social enterprise with whom we are exploring a new partnership at their community facility in Lower Clapton. Betaminds works to enhance the personal, emotional, social and mental wellbeing of youth and marginalised groups.

At our Myddleton Grange community centre in northwest Hackney:

- **we ran an affordable nursery for local families and also**
- **a space for Friday and weekend community and other group hire as well as a community garden run by local volunteers.**

The nursery offered affordable quality care, learning, activities and healthy meals where early years children can have fun and thrive.

At the end of December 2024 the nursery sadly had to close due to falling numbers needing the nursery. This was partly a result of the falling birth rate in Hackney that has led to other nurseries and schools closing. One knock on from this lower school numbers was that more schools opened nurseries too in the vacant spaces in schools

As a result of this, the charity has begun re-connecting with more local people and groups on the Myddleton Grange Estate. Then in early 2025 we had the centre re-decorated ready for wider as a community centre which offers:

- A warm welcoming indoor space,
- An affordable community space for local families and groups to hire

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

- secure garden and outdoor play area,
- traffic free at the end of a cul-de-sac.

Local residents use our community garden free of charge to come together for the opportunity to grow plants and vegetables.

The Hackney Family Centre (HFC) Baby Bank, located at High Hill Community Hall on Harington Hill was a partnership including Boiler House Spaces, Little Village, Sal's Shoes, Fusion21 Foundation and local volunteers and supporters. The HFC took the difficult decision and closed its doors in early 2024, due largely to the challenging external climate for Boiler House Spaces. Despite the Centre's closure, Little Village will continue to support families in Hackney via the direct deliveries of items from its other London hubs and from Sals Shoes.

Community spaces used by others

Alongside the community services and activities Boiler House Spaces and partners ran as outlined above, the Charity has reached out to and supported other organisations and individuals to use our spaces for their own activities, classes, events and services which have benefited our diverse community, helping combat isolation and increase community connections and cohesion. Activities have included:

- youth support and holiday clubs,
- guidance & support for wellbeing, accessing benefits, overcoming loneliness
- classes such as fitness, Thai Chi and yoga,
- parent/ carer groups
- space for training and local voluntary group meetings such as the Estate Residents' Association meetings
- community gardening.

Our charity has made it possible for local residents to hire the space for family gatherings at affordable rates for example for those unable to afford a gathering after a funeral or to hold a children's birthday party.

The charity offered paid work to over 15 local people during the year and relevant volunteering opportunities.

Public Benefit

Our activities continue to focus on building relationships between local people and the community capital this can support; whilst working towards creating stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

The Charity continues to improve community cohesion by making available a 'common ground' through the community spaces as well as offering a diverse selection of activities for the local community to take part in with the aim to develop under used community assets whether this is people or buildings.

By doing this various benefits occur, local community members become more familiar/ friendly with each other, this helps to reduce isolation, develop local links / networking, develop skills and employment opportunities, reduce anti-social behaviour, increase well-being as people feel part of something and improve health and fitness by community members taking part in local fitness sessions in the centre.

We are also making voluntary roles available for local community members so they can develop their skill sets, feel part of something and help to involve other community members in the activities on offer. Alongside this are a number of paid roles almost all taken up by local people. Our organisation's aims are intended to benefit a diverse selection of the local community, of all ages, ethnic backgrounds, gender and sexual orientation, including estate residents as well as those from the local areas.

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Thank you to all our supporters

The Charity would like to thank our funders and supporters whether small or large. Our work would not be possible without the generosity of all who help including the following organisational supporters:

Bernard Sunley Foundation

Charity of Sir Richard Whittington and the Mercer's Company trustees via the Church and Communities Committee

City Bridge Foundation

East London Business Alliance ELBA

Felix Project

Fusion21 Foundation

Garfield Weston Foundation

Ground Work, Grow Back Greener & Greater London Authority

The Hygiene Bank – Stoke Newington

Londis -N16

London Borough of Hackney

London Marathon Foundation

LP Food at Work

Morrisons

The National Lottery Community Fund Awards For All

Power to Change/ Social Investment Bank

Southern Housing

The Guinness Partnership

Tudor Trust

PLANS & CHALLENGES FOR THE FUTURE

2024 was an even more challenging year for local people with the cost of living crisis often devastating for poorer household budgets and alongside this the huge impact of years of austerity reducing essential services, cutting local community support organisations. The funding climate and rising costs have also had a serious impact on charities including Boiler House Spaces which had to close some programmes and cut costs.

Nevertheless during 2024 and into 2025, the charity has survived and continues significant work alongside the community, has secured crucial new funding and is underway with the first parts of the capital project improvements to the community spaces on George Downing Estate. All this means Boiler House Spaces is still true to its original vision and continues to create places for people to come together, combat isolation, find practical, social and emotional support and explore new opportunities to overcome the challenges they face, improve wellbeing and develop new skills, tap into their potential. There is much to treasure and exciting plans to pursue including to:

- Continue to run the Good Place pantry providing vital food and household essentials for local people as well as support and guidance from other organisations
- offer local people a warm safe space to come together to enjoy socialising, make connections, have fun together and learn new skills
- Generate funds and secure further core funding to cover staff wages and activity costs
- Expand the community space on George Downing Estate and develop a community garden, open a MUGA (multi use games area/sports pitch) and refurbish the existing Boiler House to better support activities including to benefit wellbeing, health and fitness. These facilities will be open to the George Downing Estate residents and surrounding communities.
- Create new and wider use of the Myddleton Grange community centre and garden for local community activities or for other organisations to hire
- Use the beehives and honey production as well as community honey harvest festival as a building block for more community gardening opportunities once the garden project is complete
- Keep closely in touch with local residents to promote our aims and respond to priority needs, explore new opportunities, utilise community assets
- Continue to develop links and partnerships with other organisations to maximise the use of our hard-pressed budgets and also increase the services/ opportunities

In 2025 we defined a new strategy in consultation with the community

**THE BOILER HOUSE COMMUNITY SPACE
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FINANCIAL REVIEW

Transactions and Financial Position

The Statement of Financial Activities shows a deficit of incoming resources over outgoing resources of £19,478 for the year. This includes a deficit of £10,458 on the unrestricted income funds and a surplus of £29,936 on the restricted funds. £83,170 was transferred from the unrestricted capital fund to the unrestricted income fund following the identification of building costs which were paid from restricted funds. The deficit of £10,458 on the unrestricted funds for the year was funded by unrestricted reserves brought forward from the prior year.

Principal funding sources

Funded by the grants and donations from our hugely valuable supporters, large and small, especially the donated food and household essentials. In the year fees from the nursery, hire of the centres from session providers, private hirers, voluntary groups, corporate hire, sales of our locally produced N16 honey.

RESERVES POLICY

The Boiler House Community Space has revised its reserves policy as follows:

1. Capital Reserves Policy

Retaining and when affordable plans are in place investing the capital development reserve to enable improvement and addition to the current premises and facilities indoors and outdoors at Boiler House Spaces on George Downing Estate.

2. Free reserves policy

Retaining a target unrestricted reserve of the equivalent of 3 months' budgeted revenue expenditure (excluding budgeted expenditure that relates to the capital development works). When reviewing reserves policy in August 2025, the trustees recognised the free reserves were lower than the target and so the trustees prioritised achieving financial operational sustainability. Financial sustainability is aided by two significant three year revenue grants plus increased revenue from hiring out the premises and facilities which altogether cover a significant proportion of revenue expenditure

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation was incorporated as Community Interest Company (C.I.C) on 2nd December 2010 and changed its status from C.I.C to Private, Limited by guarantee with no share capital on 3rd September 2012 and registered as a charity on 12th September 2012. The charitable company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not

Recruitment and Appointment of Management Committee

The Board of Trustees are listed at the start of this document including resignations and additions since the 2023 Directors' report. Further appointments will be made in line with the Articles of Association and based on areas of expertise/lived experience which the Board considers it needs.

All Board members give their time voluntarily and received no benefits from the charity.

Eleanor Wright is the current Chair.

Trustees Induction and Training

Induction will be led by the chair (Eleanor Wright) or appointed board member who have a broad knowledge and understanding of the charity's values as well as the governance and roles required from the trustees.

Risk Management

The Board actively reviews the risks which the charity faces on a regular basis. Regarding financial risks, the trustees will endeavour to maintain the reserve levels within the reserve policy levels.

The trustees have also reviewed other operational and business risks faced by the charity and where major risks arise will in liaison with the Chief Executive put in place action plans to mitigate the significant risks

Organisational Structure

The Board of Trustees are also Company Directors.

The Board continued to advise the Chief Executive who manages the senior staff. The board meets regularly, mostly quarterly, and are responsible for the Governance, strategic direction and policies of the charity. At present the Board has 4 members from a variety of professional backgrounds relevant to the work of the charity

The Board has established a Capital Project Steering Group, as a sub-committee to steer the capital project to develop the community spaces on George Downing Estate. The sub-committee includes trustee representatives, the Chief Executive, a Senior Manager and pro bono construction expert. Reports from the sub-committee are included at trustee meetings.

Statement of Directors' Responsibilities

Company laws require the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements the Board of Directors should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue in operation.

The Board of Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

The Board of Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

**THE BOILER HOUSE COMMUNITY SPACE
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Members of the Board of Directors

Members of the Board of Directors, who are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 2.

Review and Results

The Directors report an operational surplus of £102,648 on operations for the year under review.

Balance Sheet

Details of the major items on the balance sheet can be found in the notes to the accounts.

The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

ACCOUNTANTS

Lewis Curtis Ltd has signified their willingness to continue in office.

Approved by the Directors on 29 October 2025 and signed on its behalf by



Abigail Gilbert
(Director)



Richard Holman
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE
COMMUNITY SPACE**

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2024.

Responsibilities and basis of report

As the charity's trustees 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 ourselves 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, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 principals of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.



Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 29 October 2025

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2024
(Including Income and Expenditure Account)

	Notes	Unrestricted Funds Income	Funds Capital	Restricted Funds	2024 Total Funds	2023 Total Funds
		£		£	£	£
Incoming resources						
Public Session Providers		10,836	-	-	10,836	6,666
Project income			-	-	-	400
Party Hire		7,286	-	-	7,286	16,629
Grants	3	(15,000)	-	316,402	301,402	197,556
Nursery Fees		120,072	-	-	120,072	136,626
Contract fees		11,666	-	-	11,666	69,996
Bank interest		2,527	-	-	2,527	2,132
Donations		2,404	-	-	2,404	5,939
Honey sales		1,127	-	-	1,127	340
Good Place Membership			-	-	-	7,721
Total incoming resources		140,918	-	316,402	457,320	444,005
Resources expended						
Charitable activities						
Nursery Costs		3,077	-	-	3,077	1,985
Honey costs		-	-	-	-	600
Nursery Staff		107,584	-	-	107,584	106,499
NW General youth service		207	-	-	207	6,643
Youth services staff			-	5,590	5,590	57,159
Food provision		196	-	2,837	3,033	7,386
Cleaning/cleaner		816	-		816	6,560
Insurance		7,376	-		7,376	7,137
Operational Costs		20,912	-	5,635	26,547	52,742
Managerial staff		3,011	-	89,130	92,141	122,796
Capital works		-	-	93,452	93,452	52,735
Building costs transferred to restricted		-	-	83,170	83,170	-
Furniture & Equipment		444	-	-	444	410
Teambuilding		305	-	-	305	3,349
Premises costs		4,192	-	-	4,192	13,543
Bad debts		-	-	-	-	3,868
Fundraising		549	-	6,651	7,200	28,000
Governance costs		-	-	-		
Accountancy services		1,800	-	-	1,800	3,448
Bank charges and interest		126	-	-	126	961
Filing penalties		-	-	-	-	750
Depreciation		781	-	-	781	1,042
Total Resources expended		151,376	-	286,466	437,842	477,613
Net incoming(outgoing) resources for the year		(10,458)	-	29,936	19,478	(33,608)
Transfer from unrestricted capital fund		83,170	(83,170)		-	
Net movements in funds		72,712	(83,170)	29,936	19,478	(33,608)
Balance brought forward at 01/01/2024		17,250	91,182	122,489	230,921	264,529
Balance carried forward at 31/12/2024		89,962	8,012	152,425	250,399	230,921

THE BOILER HOUSE COMMUNITY SPACE
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STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted Funds	Restricted	2023 Total	2022 Total
		Income	Funds	Funds	Funds
		£	£	£	£
Incoming resources					
Public Session Providers		6,666	-	6,666	17,401
Project income		400	-	400	312
Party Hire		16,629	-	16,629	14,364
Grants	3	31,824	165,732	197,556	393,703
Nursery Fees		136,626	-	136,626	186,885
Contract fees		69,996	-	69,996	69,996
Bank interest		2,132	-	2,132	366
Donations		5,939	-	5,939	6,642
Honey sales		340	-	340	(66)
Good Place Membership		7,721	-	7,721	
Total incoming resources		278,273	165,732	444,005	689,603
Resources expended					
Charitable activities					
Nursery Costs		1,985	-	1,985	13,407
Honey costs		600	-	600	2,638
Hope Boxing		-	-	-	8,316
Trips, Outings & Events		-	-	-	330
Organisational development		-	-	-	6,369
Community Space Management		-	-	-	345
Nursery Staff		106,499	-	106,499	156,173
Community/Project Development		-	-	-	421
NW General youth service		6,643	-	6,643	7,381
Youth services staff		47,488	9,671	57,159	60,053
Food provision		4,461	2,925	7,386	11,719
Space hire costs		-	-	-	794
Cleaning/cleaner		6,560	-	6,560	4,142
Insurance		7,137	-	7,137	5,721
Operational Costs		49,006	3,736	52,742	31,140
Managerial staff		61,588	61,208	122,796	105,860
Capital works		-	52,735	52,735	227,251
Furniture & Equipment		410	-	410	4,402
Teambuilding		3,349	-	3,349	4,153
Premises costs		12,468	1,075	13,543	5,072
Bad debts		3,868	-	3,868	687
Fundraising		28,000	-	28,000	6,000
Governance costs					
Accountancy services		3,448	-	3,448	4,202
Bank charges and interest		961	-	961	829
Trustee meeting costs		-	-	-	27
Depreciation		1,042	-	1,042	1,389
Total Resources expended		346,263	131,350	477,613	668,821
Net incoming(outgoing) resources for the year		(67,990)	34,382	(33,608)	20,782
Transfer to unrestricted capital fund		1,201	(1,201)	-	
Net movements in funds		(66,789)	(1,201)	(33,608)	20,782
Balance brought forward at 01/01/2023		84,039	92,383	264,529	243,747
Balance carried forward at 31/12/2023		17,250	91,182	230,921	264,529

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET
AS AT 31 DECEMBER 2024**

	Notes	2024	2023
Fixed Assets			
Tangible Fixed Assets	6	10,357	94,308
Current assets			
Debtors and prepayments	8	1,212	15,176
Cash at bank and in hand		321,560	168,895
		<u>322,772</u>	<u>184,071</u>
Liabilities: amounts falling due within one year	9	82,730	47,458
Net current assets		<u>240,042</u>	<u>136,613</u>
Net assets		<u>250,399</u>	<u>230,921</u>
Funds			
Unrestricted income funds		89,962	17,250
Unrestricted capital funds		8,012	91,182
Restricted funds	10	152,425	122,489
		<u>250,399</u>	<u>230,921</u>

For the year ended 31 December 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

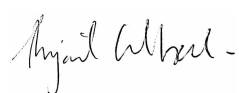
Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 29 October 2025



Abigail Gilbert
(Director)



Richard Holman
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustee considers that there are no material uncertainties about the Charities' ability to continue as a going concern.

Fund structure

The company's general funds consists of funds which the company may use for its purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds.

The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

2 Interest receivable and similar income

	2024	2023
	£	£
Bank interest	2,527	2,132

3 Grants receivable

	2024	2023
	£	£
Fusion21 Foundation	3,750	10,000
Southern Housing Group	-	2,000
Hackney Family Centre	3,750	12,000
Elba	2,000	4,000
Groundwork London	-	26,250
SYP Trust	-	8,532
London Borough of Hackney	19,800	23,550
Hackney Community Fund - capital works	-	90,000
Power to Change- capital works	74,960	-
Tudor Trust	30,000	-
London Marathon Foundation	130,000	-
Charity of Sir Richard Whittington and the Mercer's Company	36,000	-
London Youth	-	1,400
National Lottery Community Fund	19,892	-
Total Restricted grants	316,402	165,732
The Guinness Partnership	(15,000)	15,000
ESC Lottery Fund	-	13,824
Hackney Small Grants	-	3,000
Total Unrestricted grants	(15,000)	31,824
Total grants	301,402	197,556

4 Staff costs

	2024	2023
	£	£
Wages and salaries	189,131	248,475
Social security costs	13,734	10,775
Contributions to defined contribution pension scheme	4,171	4,710
	207,036	263,960

Average monthly number of employees	12	17
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No employee received emoluments in excess of £60,000

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

6 Fixed assets

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2024	91,182	10,639	101,821
Transfer to restricted funds	(83,170)		(83,170)
As at 31 December 2024	<u>8,012</u>	<u>10,639</u>	<u>18,651</u>
Depreciation			
As at 1 January 2024	-	7,513	7,513
Provided during year	-	781	781
As at 31 December 2024	<u>-</u>	<u>8,294</u>	<u>8,294</u>
Net book value at 1 January 2024	<u>91,182</u>	<u>3,126</u>	<u>94,308</u>
Net book value at 31 December 2024	<u><u>8,012</u></u>	<u><u>2,345</u></u>	<u><u>10,357</u></u>

7 Fixed assets - prior year analysis

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2023	91,182	10,639	101,821
Additions	-	-	-
As at 31 December 2023	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2023	-	6,471	6,471
Provided during year	-	1,042	1,042
As at 31 December 2023	<u>-</u>	<u>7,513</u>	<u>7,513</u>
Net book value at 1 January 2023	<u>91,182</u>	<u>4,168</u>	<u>95,350</u>
Net book value at 31 December 2023	<u><u>91,182</u></u>	<u><u>3,126</u></u>	<u><u>94,308</u></u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

8 Debtors

	2024	2023
	£	£
Other debtors	<u>1,212</u>	<u>15,176</u>
	<u>1,212</u>	<u>15,176</u>

9 Liabilities: amounts falling due within one year

	2024	2023
	£	£
Social Security and Other taxes	3,274	7,910
Other creditors	75,856	37,748
Accruals	3,600	1,800
	<u>82,730</u>	<u>47,458</u>

10 Restricted funds

Fund	Brought forward 01/01/2024	Income	Expenditure	Net movement	Carried forward 31/12/24
Power to Change	2,539	74,960	77,499	(2,539)	-
London Marathon Foundation	-	130,000	118,747	11,253	11,253
Tudor Trust	-	30,000	10,231	19,769	19,769
Fusion 21 Foundation	-	3,750	3,750	-	-
London Borough of Hackney	-	19,800	19,800	-	-
National Lottery Community Fund	-	19,892	19,892	-	-
Elba	-	2,000	2,000	-	-
Groundworks build back greener	25,000	-	12,518	(12,518)	12,482
'Charity of Sir Richard Whittington and the M	-	36,000	17,079	18,921	18,921
Hackney Community Fund	90,000	-	-	-	90,000
Hackney Infrastructure	4,950	-	4,950	(4,950)	-
	<u>122,489</u>	<u>316,402</u>	<u>286,466</u>	<u>29,936</u>	<u>152,425</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024**

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/23	Income	Expenditure	Net movement	Carried forward 31/12/23
Power to Change	5,274	-	2,735	(2,735)	2,539
London Youth	2,225	1,400	3,625	(2,225)	-
Garfield Weston	50,000	-	50,000	(50,000)	-
Social Enterprise Support Fund	11,750	-	11,750	(11,750)	-
Hackney Family Centre	9,275	12,000	21,275	(9,275)	-
National Lottery Community Fund	9,583	-	9,583	(9,583)	-
Elba	-	4,000	4,000	-	-
Groundworks build back greener	-	26,250	1,250	25,000	25,000
Shaftesbury	-	8,352	8,352	-	-
Hackney Community Fund	-	90,000	-	90,000	90,000
Hackney Infrastructure	-	23,550	18,600	4,950	4,950
	<u>88,107</u>	<u>165,552</u>	<u>131,170</u>	<u>34,382</u>	<u>122,489</u>

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.

THE BOILER HOUSE COMMUNITY SPACE

England & Wales - Charity number 1148931

Accounts

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

**Company number: 07458912
Charity Registration Number: 1148931**

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

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**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees

The board of Directors/Trustees presents their report and financial statements for the year ended 31 December 2023

Reference and administrative information

Company name	The Boiler House Community Space
Company registration number	07458912
Charity Registration number	1148931
Directors	Abigail Gilbert Eleanor Faith Wright Lucy Wood (resigned 07/03/23) Michelle Baker (resigned 28/09/24) Margaret Greer (appointed 30/07/24)
Trustees	Abigail Gilbert Eleanor Faith Wright Lucy Wood (resigned 07/03/23) Michelle Baker (resigned 28/09/24) Margaret Greer (appointed 30/07/24)
Registered office	The Boiler House George Downing Estate Cazenove Road Stoke Newington London N16 6BE
Accountants	Lewis Curtis Ltd Chartered Accountants 10 Durham Avenue Romford RM2 6JS
Bankers	The Co-Operative Bank PO Box 250 Skelmersdale WN8 6WT

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

Objects

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects;
3. To promote such other charitable purposes as may from time to time be determined. The charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Stoke Newington, Stamford Hill, Hackney and the neighbourhood together defined by the community users.

Ensuring our work delivers our aims

Boiler House Spaces is a Hackney community charity. Local communities in Hackney face some of the UK's highest levels of multiple deprivation including food poverty, mental and physical health inequalities, poor housing and acute gaps in essential services. And yet this diverse community is rich in talent often hidden or held back. Boiler House Spaces, set up by two local women, is about local people helping each other in tough times.

Our charity works alongside the community in three main ways:

- i. We run community focussed services and activities led by staff and volunteers
- ii. We open our safe and warm community spaces to local groups and charities to provide activities and services independently or in partnership with us. Our spaces support the establishment and growth of community groups so people can connect and make key improvements in their own lives.
- iii. We offer our spaces out for hire for local people and groups at affordable rates

All our work aims to enable people to connect with others in their community and make key improvements in their own lives with support where needed

The charity needs to secure new funding to sustain its work and reach more local people.

Highlights of the year: January to December 2023

Boiler House Spaces managed four community centres within estates in Hackney:

- The George Downing Estate, N16
- Hackney Family Centre, E5 (until February 2024)
- Myddleton Grange, N4
- Northwold Youth and Community Hub, E5 (until February 2024)

Our main objectives for the year continued to be the development and support of under-used community 'assets' (people and spaces).

We continued to offer opportunities for people to build relationships through activities and shared 'common ground', improving community cohesion and support at grass roots level

We continued to run and develop:

The Good Place community pantry – helping local people facing food poverty, living with social isolation and experiencing barriers to accessing health, well-being and other essential community services.

Our Good Place pantry offers free food and other household essentials, as well as a space to meet others and get help accessing key services. Open to all local people who need the pantry, community members can benefit from:

- £20-£30 of free food and essentials like sanitary products each week for an average of 40 families
- A warm, safe and supportive space in our Boiler House community centre where people come together, meet and chat over a cup of tea
- Opportunities to meet others, make new connections and feel less isolated
- Guidance and support, links to local organisations and help with accessing essential services such as benefits advice, health and housing
- Help with energy bills and debt during the cost of living crisis
- Volunteering to develop new skills and help other local people

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

- Partnerships - local organisations, companies and individuals who donate money, food, or skills to help give something back to the local community

The Good Place pantry was located at Northwold Community Centre during 2023 and re-located in early 2024 to the Boiler House Community Space on George Downing Estate

The Castle View Nursery & community space – supporting youngsters to develop, learn and have happy active days with caring support and nourishing meals, all adapted to their individual needs.

At our Myddleton Grange community centre in northwest Hackney, we run an affordable nursery for local families and also have a space for Friday and weekend hire.

The nursery offers:

- Affordable quality care, learning, activities and healthy meals where early years children can have fun and thrive
- Qualified caring staff and a good Ofsted rating summer 2023
- Special educational support for youngsters with extra needs
- A warm welcoming indoor space, plus secure garden and outdoor play area, traffic free at the end of a cul-de-sac
- An affordable community space for local families and groups to hire on Fridays and weekends.

The nursery received a good Ofsted rating, for example Ofsted reported in August 2023:

- ✓ “Children are happy and form very close attachments with their key person staff”
- ✓ “Staff help children to develop their personal, social and emotional skills well.”
- ✓ “Children with special educational needs and/or disabilities (SEND) receive regular support from the special educational needs coordinator and other professionals to develop their skills.”
- ✓ “Children are kind, caring and helpful towards other children”.

Local residents use our community garden free of charge to come together for the opportunity to grow plants and vegetables. Plus the community centre is hired out at affordable rates for local families e.g. for children's parties.

The Hackney Family Centre (HFC) Baby Bank, located at High Hill Community Hall on Harington Hill is a partnership including Boiler House Spaces, the baby bank Little Village, Sal's Shoes, Fusion21 Foundation and many local volunteers and supporters. The Centre has played a crucial role in supporting hundreds of local families since its launch in 2022, providing essential toys and equipment to babies and young children. Many of the pre-loved items passed on to children had been donated by other local families.

The HFC took the difficult decision and closed its doors in early 2024, due largely to the challenging external climate for Boiler House Spaces. Despite the Centre's closure, Little Village will continue to support families in Hackney via the direct deliveries of items from its other London hubs and from Sals Shoes.

Northwold Community Centre – Good Place Pantry, Youth & community activities:

As well as the Good Place pantry (see above) we continued to develop and find ways to run a regular youth service from the Northwold Estate for 7-23 year olds, including volunteering opportunities for older young people and safe, supportive environment from the centre.

We ran the Youth service 3 days per week delivering around 132 sessions for young people, providing a safe space and offering a weekly hot meal as well as activities.

Our youth team led by the Head of Projects & Engagement ran activities and support sessions designed to provide opportunities for young people to develop confidence, enhance wellbeing and skills including voice and leadership.

The work culminated in a 'show and tell' performance evening in December 2023 where young people presented their experiences through music, spoken word, cake decorating, art and wall-displays including beautiful masks painted as a means of expressing what feelings might be hidden behind the young people's lives. A tangible demonstration of the outcomes achieved:

- Confidence to explore/express emotions, share strengths and challenges faced in mental health/wellbeing;
- Having a voice – community members saw and heard about young people's concerns, aspirations, creativity and capabilities;
- New skills – young people learnt and unlocked new talents: art, mask making, spoken word performance, song and music-making, for example two young people played keyboards including their own compositions and had never played the instrument or created music before

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

- Leadership skills – the group created and led their performances, working as teams and independently . The only youth-team involvement in the presentations/performance was a brief introduction.
- Integration across generations – the evening gave a place where young people talked about their experiences with adults from the neighbourhood, those from other Boiler House Spaces community centre sessions, e.g. bingo, members of our Good Place Food Pantry, volunteers/other stakeholders.

The Youth team are local reflecting the neighbourhood's diversity, role modelling leadership, organising, facilitating/caring engagement and professional work.

Weekly outings/activities were opportunities for new experiences, new skills, work as teams and to discuss/shape activities e.g. table tennis, basketball, football, arts, crafts, baking and music

One example of young people unlocking their potential, voice and leadership is below:

“Initially Amelia was very shy, kept herself to herself, lacking confidence and didn't speak to many young people even though she knows some of them.

Amelia started to warm up to the youth centre by getting involved with the activities. She also offered to help set up activities and tidy up. She started to attend much more. Amelia then asked to support some activities alongside staff. She came up with types of games to play and helped some young people like making bracelets and chains with beads.

Over time Amelia has built confidence and is the voice for some of the young people. She would like to be a youth centre volunteer if possible. She assists staff getting activities that interest young people and getting them actually joining in. Also if there are situations that happen outside the youth centre Amelia tries to keep us updated with things. Many young people look to her and feel comfortable talking to her about things.

Amelia now shadows us (staff) in activities and is learning about setting up a safe environment e.g. in crafts. She has helped others come out of their shell. Amelia has great people skills.”

As well as the youth service and Good Place pantry, Boiler House Spaces also provided various Northwold estate events and trips to help bring the community together and improve community relations as well as offering local families, particularly those from low income households a chance to leave London and have a break from their day to day.

The Northwold Community Centre was run by Boiler House Spaces in contract with The Guinness Partnership, the Northwold Estate's Housing Association. The partnership came to an end in January 2024 A new provider took on the management of the centre. Boiler House Spaces transferred the Good Place Pantry to our hub at the Boiler House community centre on George Downing Estate, a short walk away, welcoming people from Northwold as well as the neighbouring areas.

Community spaces used by others

Alongside the community services and activities Boiler House Spaces and partners ran as outlined above, the Charity has reached out to and supported other organisations and individuals to use our spaces for their own activities, classes, events and services which have benefited our diverse community, helping combat isolation and increase community connections and cohesion. Activities have included:

- youth support and holiday clubs,
- guidance & support for wellbeing, accessing benefits, overcoming loneliness
- classes such as fitness, Thai Chi and yoga,
- parent/ carer groups
- space for training and local voluntary group meetings such as the Estate Residents' Association meetings
- community gardening.

Our charity has made it possible for local residents to hire the space for family gatherings at affordable rates for example for those unable to afford a gathering after a funeral or to hold a children's birthday party.

The charity offered paid work to over 15 local people during the year and relevant volunteering opportunities.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Public Benefit

Our activities continue to focus on building relationships between local people and the community capital this can support; whilst working towards creating stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

The Charity continues to improve community cohesion by making available a 'common ground' through the community spaces as well as offering a diverse selection of activities for the local community to take part in with the aim to develop under used community assets whether this is people or buildings.

By doing this various benefits occur, local community members become more familiar/ friendly with each other, this helps to reduce isolation, develop local links / networking, develop skills and employment opportunities, reduce anti-social behaviour, increase well-being as people feel part of something and improve health and fitness by community members taking part in local fitness sessions in the centre.

We are also making voluntary roles available for local community members so they can develop their skill sets, feel part of something and help to involve other community members in the activities on offer. There will also be some paid roles available to help with the general management services of the Boiler House and other centres we hope to take on in the future. Our organisations aims are intended to benefit a diverse selection of the local community, of all ages, ethnic backgrounds, gender and sexual orientation this includes estate residents as well as those from the local areas.

Thank you to all our supporters

The Charity would like to thank our funders and supporters whether small or large. Our work would not be possible without the generosity of all who help including the following organisational supporters:

Bernard Sunley Foundation
Clothworkers Foundation
Felix Project
Fusion21 Foundation
Garfield Weston
Ground Work & Greater London Authority
Hackney Council
Hackney Food Bank
Londis
London Community Response Fund
London Marathon Foundation
London Youth
LP Food at Work
Morrisons
Places Foundation
Power to Change/ Social Investment Bank
Shaftsbury Young People Trust
Social Enterprise Support Fund
Southern Housing
Sport England
The Guinness Partnership
The National Lottery Community Fund
Travis Perkins
Tudor Trust
West Hackney Parochial

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

PLANS & CHALLENGES FOR THE FUTURE

2023 was another hugely challenging year for local people with the combined impact of years of austerity reducing essential services, cutting local community support organisations, the knock on effect of the COVID crisis and all exacerbated by the acute cost of living crisis with rising bills for food and home energy etc. The funding climate and rising costs have also had a serious impact on charities including Boiler House Spaces which had to close some programmes and cut costs. The charity also experienced challenges with gaps and changes in Chief Executive staffing forced on the charity through no fault of the three CEO incumbents in the year.

The rising costs and delays as well as other obstacles e.g. in difficult and costly negotiations with Network Rail, further held back the planned space development causing a re-think on what is affordable to improve the space. Nevertheless during 2024, the charity has survived and continues significant work alongside the community, has secured crucial new funding and plans a revised space development. All this means Boiler House Spaces is still true to its original vision and continues to create places for people to come together, combat isolation, find practical, social and emotional support and explore new opportunities to overcome the challenges they face, improve wellbeing and develop new skills, tap into their potential. There is much to treasure and exciting plans to pursue including to:

- Continue to run and expand the Good Place pantry providing vital food and household essentials for local people
- Expand the range of partner organisations utilising the spaces and providing advice, guidance and support as well as social opportunities for local people to improve wellbeing and gain access to support/benefits/key services
- Continue to offer local people a warm safe space to come together to enjoy socialising, make connections, have fun together and learn new skills
- Expand the community space on George Downing Estate and develop a community garden, open a MUGA (multi use games area/sports pitch) and refurbish the existing Boiler House to better support activities including to benefit wellbeing, health and fitness. These facilities will be open to the George Downing Estate residents and surrounding communities.
- Continue to run a high quality nursery for local families building on the Good Ofsted inspection rating in summer 2023
- Explore wider use of the Castle View community building and garden for local community activities or for other organisations to hire
- Use the beehives and honey production as well as community honey harvest festival as a building block for more community gardening opportunities once the garden project is complete
- Increase our volunteer roles and widen opportunities.
- Keep closely in touch with local residents to promote our aims and respond to priority needs, explore new opportunities, utilise community assets
- Continue to develop links and partnerships with other organisations to increase volunteering opportunities and enable us to be up to date with local demand and services/ opportunities available

FINANCIAL REVIEW

Transactions and Financial Position

The Statement of Financial Activities shows a deficit of incoming resources over outgoing resources of £33,608 for the year. This includes a deficit on the designated Boiler House capital fund of £1201 a deficit of £67,990 on the unrestricted income funds and a surplus of £ 34,382 on the restricted funds. The deficit of £67,990 on the unrestricted funds for the year was funded by unrestricted reserves brought forward from the prior year.

Principal funding sources

Funded by the grants and donations from our hugely valuable supporters, large and small, especially the donated food and household essentials. In the year fees from the nursery, hire of the centres from session providers, private hirers, voluntary groups, corporate hire, sales of our locally produced N16 honey.

RESERVES POLICY

The Boiler House Community Space has revised its reserves policy as follows:

It continues to hold significant funding commitments for the significant capital development.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation was incorporated as Community Interest Company (C.I.C) on 2nd December 2010 and changed its status from C.I.C to Private, Limited by guarantee with no share capital on 3rd September 2012 and registered as a charity on 12th September 2012. The charitable company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not

Recruitment and Appointment of Management Committee

The Board of Trustees are listed at the start of this document including resignations and additions since the 2022 Directors' report. Further appointments will be made in line with the Articles of Association and based on areas of expertise/lived experience which the Board considers it needs.

All Board members give their time voluntarily and received no benefits from the charity.

Eleanor Wright is the current Chair. Lucy Wood resigned as Chair and trustee in March 2023.

Trustees Induction and Training

Induction will be led by the chair (Eleanor Wright) or appointed board member who have a broad knowledge and understanding of the charity's values as well as the governance and roles required from the trustees.

Risk Management

The Board actively reviews the risks which the charity faces on a regular basis. Regarding financial risks, the trustees will endeavour to maintain the reserve levels within the reserve policy levels.

The trustees have also reviewed other operational and business risks faced by the charity and where major risks arise will in liaison with the Chief Executive put in place action plans to mitigate the significant risks

Organisational Structure

The Board of Trustees are also Company Directors.

The Board continued to advise the Chief Executive who manages the senior staff. The board meets regularly, mostly quarterly, and are responsible for the Governance, strategic direction and policies of the charity. At present the Board has 4 members from a variety of professional backgrounds relevant to the work of the charity

The Board has established a Capital Project Steering Group, as a sub-committee to steer the capital project to develop the community spaces on George Downing Estate. The sub-committee includes trustee representatives, the Chief Executive, a Senior Manager and pro bono construction expert. Reports from the sub-committee are included at trustee meetings.

Statement of Directors' Responsibilities

Company laws require the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements the Board of Directors should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue in operation.

The Board of Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

The Board of Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Members of the Board of Directors

Members of the Board of Directors, who are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 2.

Review and Results

The Directors report an operational deficit of £33,608 on operations for the year under review.

Balance Sheet

Details of the major items on the balance sheet can be found in the notes to the accounts.

The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

ACCOUNTANTS

Lewis Curtis Ltd has signified their willingness to continue in office.

Approved by the Directors on 20 December 2024 and signed on its behalf by


Abigail Gilbert
(Director)


Eleanor Wright
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE
COMMUNITY SPACE**

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity's trustees 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 ourselves 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, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 principals of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.



Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 20 December 2024

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023
(Including Income and Expenditure Account)

	Notes	Unrestricted Funds	Restricted Funds	2023 Total	2022 Total
		Income	Capital	Funds	Funds
		£		£	£
Incoming resources					
Public Session Providers		6,666	-	6,666	17,401
Project income		400	-	400	312
Party Hire		16,629	-	16,629	14,364
Grants	3	31,824	-	165,732	393,703
Nursery Fees		136,626	-	136,626	186,885
Contract fees		69,996	-	69,996	69,996
Bank interest		2,132	-	2,132	366
Donations		5,939	-	5,939	6,642
Honey sales		340	-	340	(66)
Good Place Membership		7,721	-	7,721	
Total incoming resources		278,273	-	165,732	689,603
Resources expended					
Charitable activities					
Nursery Costs		1,985	-	1,985	13,407
Honey costs		600	-	600	2,638
Hope Boxing		-	-	-	8,316
Trips, Outings & Events		-	-	-	330
Organisational development		-	-	-	6,369
Community Space Management		-	-	-	345
Nursery Staff		106,499	-	106,499	156,173
Community/Project Development		-	-	-	421
NW General youth service		6,643	-	6,643	7,381
Youth services staff		47,488	-	9,671	60,053
Food provision		4,461	-	2,925	11,719
Space hire costs		-	-	-	794
Cleaning/cleaner		6,560	-	-	4,142
Insurance		7,137	-	-	5,721
Operational Costs		49,006	-	3,736	31,140
Managerial staff		61,588	-	61,208	105,860
Capital works		-	-	52,735	227,251
Furniture & Equipment		410	-	-	4,402
Teambuilding		3,349	-	-	4,153
Premises costs		12,468	-	1,075	5,072
Bad debts		3,868	-	-	687
Fundraising		28,000	-	28,000	6,000
Governance costs					
Accountancy services		3,448	-	-	4,202
Bank charges and interest		961	-	-	829
Filing penalties		750	-	-	-
Trustee meeting costs		-	-	-	27
Depreciation		1,042	-	-	1,389
Total Resources expended		346,263	-	131,350	668,821
Net incoming(outgoing) resources for the year		(67,990)	-	34,382	(33,608)
Transfer to unrestricted capital fund		1,201	(1,201)	-	-
Net movements in funds		(66,789)	(1,201)	34,382	(33,608)
Balance brought forward at 01/01/2023		84,039	92,383	88,107	264,529
Balance carried forward at 31/12/2023		17,250	91,182	122,489	230,921

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

	Notes	Unrestricted Funds	Restricted	2022 Total	2021 Total
		Income	Funds	Funds	Funds
	£		£	£	£
Incoming resources					
Public Session Providers		17,401	-	17,401	2,180
Project income		312	-	312	147
Party Hire		14,364	-	14,364	26,767
Grants		20,228	373,475	393,703	133,032
Nursery Fees		186,885	-	186,885	171,545
Contract fees		69,996	-	69,996	79,153
Bank interest		366	-	366	47
Donations		5,390	1,252	6,642	2,215
Honey sales		(66)	-	(66)	576
Total incoming resources		314,876	1,252	689,603	415,662
Resources expended					
Charitable activities					
Nursery Costs		13,407	-	13,407	17,075
Honey costs		2,638	-	2,638	-
Hope Boxing		2,013	6,303	8,316	632
Trips, Outings & Events		-	330	330	-
Organisational development		6,369	-	6,369	16,936
Community Space Management		345	-	345	79
Nursery Staff		154,253	1,920	156,173	160,526
Community/Project Development		421	-	421	6,275
NW General youth service		7,381	-	7,381	16,104
Youth services staff		34,610	25,443	60,053	27,032
Food provision		11,719	-	11,719	42,607
Food provision		(18,226)	18,226	-	-
Space hire costs		794	-	794	979
Cleaning/cleaner		4,142	-	4,142	1,114
Insurance		5,137	584	5,721	3,797
Operational Costs		25,806	5,334	31,140	6,732
Managerial staff		57,924	47,936	105,860	94,625
Capital works		1,530	225,721	227,251	6,258
Furniture & Equipment		-	4,402	4,402	-
Teambuilding		4,153	-	4,153	810
Premises costs		5,072	-	5,072	4,143
Bad debts		687	-	687	529
Fundraising		6,000	-	6,000	-
Governance costs		-	-	-	-
Accountancy services		4,202	-	4,202	1,500
Bank charges		27	-	27	311
Trustee meeting costs		27	-	27	-
Depreciation		1,389	-	1,389	1,853
Total Resources expended		332,622	-	668,821	410,177
Net incoming(outgoing) resources for the year		(17,746)	1,252	20,782	5,485
Transfer to unrestricted capital fund		51	(51)	-	-
Net movements in funds		(17,695)	1,201	20,782	5,485
Balance brought forward at 01/01/2022		101,734	91,182	243,747	238,263
Balance carried forward at 31/12/2022		84,039	92,383	264,529	243,748

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET
AS AT 31 DECEMBER 2023**

	Notes	2023	2022
Fixed Assets			
Tangible Fixed Assets	6	94,308	95,350
Current assets			
Debtors and prepayments	8	15,176	24,604
Cash at bank and in hand		168,895	202,340
		184,071	226,944
Liabilities: amounts falling due within one year	9	47,458	57,765
Net current assets		136,613	169,179
Net assets		230,921	264,529
Funds			
Unrestricted income funds		17,250	84,039
Unrestricted capital funds		91,182	92,383
Restricted funds	10	122,489	88,107
		230,921	264,529

For the year ended 31 December 2023 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 20 December 2024

Abigail Gilbert
(Director)



Eleanor Wright
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustee considers that there are no material uncertainties about the Charities' ability to continue as a going concern. The COVID-19 pandemic has affected the charities income streams and reduced the access of our community centres. We lost significant revenue due to the first lock down measures, where we had to close the majority of our nursery and community centre services. The nursery has since been able to re-open and we hope will be able to continue to provide early years support and development to local families and their children. However, the community centre hire continues to be affected by social distancing measures. While this continues, we are due to lose the majority of this income stream and the provision of activities for local people. We have continued to utilise the space through an on-going food bank, so are still able to engage with local people and offer support to those effected by the pandemic.

Fund structure

The company's general funds consists of funds which the company may use for its purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds. The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

2 Interest receivable and similar income

	2023	2022
	£	£
Bank interest	2,132	366

3 Grants receivable

	2023	2022
	£	£
Fusion21 Foundation	10,000	7,500
The Guinness Partnership	-	20,000
Places for People	-	9,000
Travis Perkins	-	11,000
Southern Housing Group	2,000	-
Hackney Family Centre	12,000	47,500
Elba	4,000	-
Groundwork London	26,250	-
SYP Trust	8,532	-
London Borough of Hackney	23,550	-
Hackney Community Fund - capital works	90,000	-
Power to Change- capital works	-	200,000
London Community Response Fund	-	11,725
Garfield Western - capital works	-	50,000
Greener City	-	3,750
Social Enterprise Support Fund	-	47,000
London Youth	1,400	6,800
National Lottery Community Fund	-	10,000
Total Restricted grants	165,732	376,775
The Guinness Partnership	15,000	5,678
London Borough of Hackney	-	11,250
ESC Lottery Fund	13,824	-
Hackney Small Grants	3,000	-
Total Unrestricted grants	31,824	16,928
Total grants	197,556	393,703

4 Staff costs

	2023	2022
	£	£
Wages and salaries	248,475	300,442
Social security costs	10,775	15,211
Contributions to defined contribution pension scheme	4,710	5,934
	263,960	321,587
Average monthly number of employees	17	19

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

No employee received emoluments in excess of £60,000

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

6 Fixed assets

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2023	91,182	10,639	101,821
Additions			-
As at 31 December 2023	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2023	-	6,471	6,471
Provided during year	-	1,042	1,042
As at 31 December 2023	<u>-</u>	<u>7,513</u>	<u>7,513</u>
Net book value at 1 January 2023	<u>91,182</u>	<u>4,168</u>	<u>95,350</u>
Net book value at 31 December 2023	<u>91,182</u>	<u>3,126</u>	<u>94,308</u>

7 Fixed assets - prior year analysis

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2022	91,182	10,639	101,821
Additions	-	-	-
As at 31 December 2022	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2022	-	5,082	5,082
Provided during year	-	1,389	1,389
As at 31 December 2022	<u>-</u>	<u>6,471</u>	<u>6,471</u>
Net book value at 1 January 2022	<u>91,182</u>	<u>5,557</u>	<u>96,739</u>
Net book value at 31 December 2022	<u>91,182</u>	<u>4,168</u>	<u>95,350</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

8 Debtors

	2023	2022
	£	£
Community space hire	-	20,327
Nursery fees	-	2,309
Other debtors	15,176	1,968
	<u>15,176</u>	<u>22,636</u>

9 Liabilities: amounts falling due within one year

	2023	2022
	£	£
Social Security and Other taxes	7,910	11,581
Deferred Income	-	3,750
Other creditors	37,748	39,134
Accruals	1,800	3,300
	<u>47,458</u>	<u>57,765</u>

10 Restricted funds

Fund	Brought forward 01/01/2023	Income	Expenditure	Net movement	Carried forward 31/12/23
Power to Change	5,274	-	2,735	(2,735)	2,539
London Youth	2,225	1,400	3,625	(2,225)	-
Garfield Weston	50,000	-	50,000	(50,000)	-
Social Enterprise Support Fund	11,750	-	11,750	(11,750)	-
Hackney Family Centre	9,275	12,000	21,275	(9,275)	-
National Lottery Community Fund	9,583	-	9,583	(9,583)	-
Elba	-	4,000	4,000	-	-
Groundworks build back greener	-	26,250	1,250	25,000	25,000
Shaftesbury	-	8,352	8,352	-	-
Hackney Community Fund	-	90,000	-	90,000	90,000
Hackney Infrastructure	-	23,550	18,600	4,950	4,950
	<u>88,107</u>	<u>165,552</u>	<u>131,170</u>	<u>34,382</u>	<u>122,489</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023**

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/22	Income	Expenditure	Net movement	Carried forward 31/12/22
Power to Change	27,247	200,000	221,973	(21,973)	5,274
London Community Response Fund	-	11,725	11,725	-	-
Aspire	5,358	-	5,358	(5,358)	-
London Youth	-	3,500	1,275	2,225	2,225
Garfield Western	-	50,000	-	50,000	50,000
Greener city	-	3,750	3,750	-	-
Social Enterprise Support Fund	-	47,000	35,250	11,750	11,750
CEV Hackney	18,226	-	18,226	(18,226)	-
Hackney Family Centre	-	47,500	38,225	9,275	9,275
National Lottery Community Fund	-	10,000	417	9,583	9,583
	<u>50,831</u>	<u>373,475</u>	<u>336,199</u>	<u>37,276</u>	<u>88,107</u>

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.

THE BOILER HOUSE COMMUNITY SPACE

England & Wales - Charity number 1148931

Accounts

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

**Company number: 07458912
Charity Registration Number: 1148931**

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

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**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees

The board of Directors/Trustees presents their report and financial statements for the year ended 31 December 2022

Reference and administrative information

Company name	The Boiler House Community Space
Company registration number	07458912
Charity Registration number	1148931
Directors	Abigail Gilbert Eleanor Faith Wright Kwame Agyei (appointed 26/09/2022, resigned 04/12/22) Lucy Wood (resigned 07/03/23) Michelle Baker Suzanne Begley (resigned 08/07/22)
Trustees	Abigail Gilbert Eleanor Faith Wright Kwame Agyei (appointed 26/09/2022, resigned 04/12/22) Lucy Wood (resigned 07/03/23) Michelle Baker Suzanne Begley (resigned 08/07/22)
Registered office	The Boiler House George Downing Estate Cazenove Road Stoke Newington London N16 6BE
Accountants	Lewis Curtis Ltd Chartered Accountants 10 Durham Avenue Romford RM2 6JS
Bankers	The Co-Operative Bank PO Box 250 Skelmersdale WN8 6WT

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

Objects

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects;
3. To promote such other charitable purposes as may from time to time be determined. The charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Stoke Newington, Stamford Hill, Hackney and the neighbourhood together defined by the community users.

Ensuring our work delivers our aims

The Boiler House manages four community centres within estates in Hackney:

The George Downing Estate, N16

Hackney Family Centre, E5

Myddleton Grange, N4

Northwold Youth and Community Hub, E5

The Charity has sourced and supported various activities, classes and events, and services which have benefited a diverse community. Activities have included: youth support, food provision, fitness classes, singing, yoga, parent/carer groups. The Boiler House has also provided a space for training and local voluntary group meetings. It has made it possible for local residents to hire the space for family gatherings at affordable rates.

Continuing the lead role the charity took during the COVID-19 pandemic, the community Pantry was further expanded to include wraparound support, serving an average of 80 households per week during the year.

The charity works towards offering some paid work to local people and where possible relevant volunteering opportunities.

The focus of our work

Our main objectives for the year continued to be the development and support of under used community assets (people and spaces) and working to support the impacts of moving from pandemic related lockdowns to 'living with Covid.' This was reflected across the full suite of provisions delivered by the Charity.

We continued to offer opportunities for people to build relationships through activities and shared 'common ground', improving community cohesion and support at grass roots level.

We continued to run and develop the Community Nursery, located in our N4 building. The focus of the nursery is around school readiness and supporting the individual child's needs to develop their wellbeing and learning, with a particular focus on involving their families. The Nursery was rated Good by Ofsted in 2016 and is expected to be assessed again in 2023.

We continued to develop and find ways to run a regular youth service from the Northwold Estate for 7-23 year olds, including volunteering opportunities for older young people and safe, supportive environment from the centre.

We continued with the expansion of The Boiler House to provide additional space and opportunities for the local community. Following extensive consultation with local residents and the wider community to understand needs and priorities, we pressed ahead with the preparatory works needed to deliver the co-designed community facilities on the George Downing Estate (including the Boiler House N16). We raised substantial grant funding to deliver this programme and appointed a contractor in Spring 2021.

How our activities deliver public benefit

All our charitable activities continued to respond to our mission which aims to create stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

We have been delivering this by offering a safe place, working towards reducing isolation, improving social interaction and offering positive opportunities. The activities delivering public benefit are outlined below:

Managing the community spaces

Offering activities that offer people a safe and financially affordable common ground for residents.

This includes: A space for voluntary groups to meet, fitness classes, performance and rehearsal space, a place for educational groups, parent/ carer/ children sessions, where they can meet, learn skills, interact and develop. The community spaces also offer a valuable and affordable space for people to hire for their own gatherings and events at affordable rates. We have made agreements with session providers to offer concessionary rates in return for a reduced hall hire rate.

Providing events and activities that support relationship building and the trust and community capital this can create.

We have also started an estate WhatsApp group which we facilitate to help deepen local relationships and have increased our social media presence to widen our reach. We continue to work with an Asset based approach, linking into local community networks to ensure a diverse and inclusive offer is available to the surrounding communities.

-The Boiler House Community Space attracts a broad section of the community to access the activities/facilities. Ages vary between 0 – 65+, with a mixed demographic of users.

- Our rehearsal space users have continued to increase, utilising off peak time.

- Castle View Nursery at Myddleton Grange community space, continues to offer affordable childcare and a focus on well-being and development, numbers continue to increase.

We continue to develop and safeguard the youth club provision, training staff and supporting young people through a safe and supportive after school environment

- Developing the Food Bank into a Community Pantry, supporting an average of 40 households per week, offering holistic support and opportunities for low income households.

Events and trips

Managing/ delivering events and trips for the communities we've been working with on the two estates. During 2022,

- We delivered x1 bee honey harvesting workshops and also provided local people with free honey

- Managing the weekly delivery of the community pantry and food bank, supporting approximately 40 households per week

'- Held community engagement sessions at Boiler House N16 to support the design of the redevelopment

Employment opportunities

The organisation continues to employ an average of 19 staff members.

We have worked with over 150 volunteers through the mutual Aid group and the Charities Food provision

Public Benefit

Our activities continue to focus on building relationships between local people and the community capital this can support; whilst working towards creating stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

The Charity continues to improve community cohesion by making available a 'common ground' through the community spaces as well as offering a diverse selection of activities for the local community to take part in with the aim to develop under used community assets whether this is people or buildings.

By doing this various benefits occur, local community members become more familiar/ friendly with each other, this helps to reduce isolation, develop local links / networking, develop skills and employment opportunities, reduce anti-social behaviour, increase well-being as people feel part of something and improve health and fitness by community members taking part in local fitness sessions in the centre.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

We are also making voluntary roles available for local community members so they can develop their skill sets, feel part of something and help to involve other community members in the activities on offer. There will also be some paid roles available to help with the general management services of the Boiler House and other centres we hope to take on in the future. Our organisations aims are intended to benefit a diverse selection of the local community, of all ages, ethnic backgrounds, gender and sexual orientation this includes estate residents as well as those from the local areas.

Review of the year's activities – January – December 2022

- Increased use and activities held in the Boiler House Community Space
- The launch of a Family Centre at the High Hills Estate in Hackney
- Developed the Youth Provision to deliver 132 sessions for young people, providing a safe space and offering a weekly hot meal
- Expanded The Good Place programme to include wrap around services whilst distributing over 1,584 food packages
- The Nursery continued to develop its staff team and The early years provision with positive outcomes, mirrored in feedback received from parents and carers
- Increased our social media presence
- Continued development and co-design of the charities community facilities expansion
 - The employment of an outreach and events coordinator, this role helped us to work with Inmarsats corporate volunteers, run larger local events (the Summer market) and plan for community cohesion workshops with local schools.
- Appointed a contractor and delivered enabling works for the garden building, as part of the facilities expansion
- Continued to develop a time tabled hall hire to include a variety of sessions for the community

The Charity would like officially thank our funders:

We would like to thank

Fusion21 Foundation

Garfield Weston

Ground Work

Hackney Council

London Community Response Fund

London Youth

Places Foundation

Power to Change/ Social Investment Bank

Social Enterprise Support Fund

Southern Housing

The Guinness Partnership

The National Lottery Community Fund

Travis Perkins

London Marathon Trust

FINANCIAL REVIEW

Transactions and Financial Position

The Statement of Financial Activities shows a surplus of incoming resources over outgoing resources of £20,782 for the year. This includes a surplus on the designated Boiler House capital fund of £1,252, a deficit of £17,746 on the unrestricted income funds and a surplus of £ 37,276 on the restricted funds. The deficit of £17, 746 on the unrestricted funds for the year was funded by unrestricted reserves brought forward from the prior year.

Principal funding sources

Funded by the hire of the centres from session providers, private hirers, voluntary groups, corporate hire and as a rehearsal space. The income generated from Nursery fees and donations.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

RESERVES POLICY

The Boiler House Community Space is continuing to add to its reserves, in line with plans for the long-term development, expansion and sustainability.

PLANS FOR THE FUTURE

- To continue to increase the charities self-generated funds and secure further core funding to cover staff wages.
- The nursery to continue to generate a surplus to spend on other community projects run by the charity and core costs of the organisation.
- We plan to complete the expansion and development of the community space and a new building, community garden, a new MUGA (sports pitch) and refurbish the existing Boiler House to better support health and fitness activities. These facilities will be open to the George Downing Estate residents and surrounding communities.
- To run a series of community focused workshops with local schools
- To increase our volunteer roles and widen opportunities.
- Delivering an ongoing engagement programme to promote our aims.
- We will continue to develop links and partnerships with other organisations to increase volunteering opportunities and enable us to be up to date with local demand and services/ opportunities available.
- We will continue to engage with the community and partners regarding assets and current challenges.
- To provide more developmental training for staff to improve and assure the quality of what we do and / or from which local people will benefit from.
- To continue to develop/ optimise internal systems including governance and risk management and financial.
- To design and deliver a project to help deepen links within the community and guide future projects and social enterprise.
- To continue to be an agile and responsive community organisation.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation was incorporation as Community Interest Company (C.I.C) on 2nd December 2010 and changed it status from C.I.C to Private, Limited by guarantee with no share capital on 3rd September 2012 and registered as a charity on 12th September 2012. The charitable company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

Recruitment and Appointment of Management Committee

Currently the management committee have all been invited and appointed with regards to further appointments this will be done based on areas of expertise the committee feel its lacking/ needs due to people stepping down.

All members of the Management Committee give their time voluntarily and received no benefits from the charity. In the year, Suzanne Begley, stepped down as Chair. Abigail Gilbert was elected as the new Chair.

Trustees Induction and Training

Induction will be led by the Chair or appointed board member who have a broad knowledge and understanding of the charities values as well as the governance and roles required from the trustees.

Risk Management

The Management Committee actively reviews the risk, which the charity faces on a regular basis and will endeavour to maintain the reserve levels around its current figure. The review of the controls of the financial systems will provide sufficient resources in the event of adverse conditions.

The management committee have also examined other operational and business risks faced by the charity. Following the return of the CEO or any subsequent changes in leadership it is considered a priority to establish

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Organisational Structure

In 2022 the Board of Trustees (Management Committee) continued to advise the Chief Executive. The board meet every 6-8 weeks, and are responsible for the Governance, strategic direction and policies of the charity. At present the Committee has three members from a variety of professional backgrounds relevant to the work of the charity.

Statement of Directors' Responsibilities

Company laws require the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements the Board of Directors should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue in operation.

The Board of Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

The Board of Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Members of the Board of Directors

Members of the Board of Directors, who are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 2.

Review and Results

The Directors report an operational surplus of £19,530 on operations excluding the £1,252 surplus on the designated capital fund for the year under review.

Balance Sheet

Details of the major items on the balance sheet can be found in the notes to the accounts.

The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

ACCOUNTANTS

Lewis Curtis Ltd has signified their willingness to continue in office.

Approved by the Directors on 25 September 2023 and signed on its behalf by



Abigail Gilbert
(Director)



Eleanor Wright
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE
COMMUNITY SPACE**

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2022.

Responsibilities and basis of report

As the charity's trustees 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 ourselves 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, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 principals of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.



Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 27 September 2023

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2022

(Including Income and Expenditure Account)

	Notes	Unrestricted Funds	Restricted	2022 Total	2021 Total
		Income	Funds	Funds	Funds
	£		£	£	£
Incoming resources					
Public Session Providers	17,401	-	-	17,401	2,180
Project income	312	-	-	312	147
Party Hire	14,364	-	-	14,364	26,767
Grants	20,228	-	373,475	393,703	133,032
Nursery Fees	186,885	-	-	186,885	171,545
Contract fees	69,996	-	-	69,996	79,153
Bank interest	366	-	-	366	47
Donations	5,390	1,252	-	6,642	2,215
Honey sales	(66)	-	-	(66)	576
Total incoming resources	314,876	1,252	373,475	689,603	415,662
Resources expended					
Charitable activities					
Nursery Costs	13,407	-	-	13,407	17,075
Honey costs	2,638	-	-	2,638	-
Hope Boxing	2,013	-	6,303	8,316	632
Trips, Outings & Events	-	-	330	330	-
Organisational development	6,369	-	-	6,369	16,936
Community Space Management	345	-	-	345	79
Nursery Staff	154,253	-	1,920	156,173	160,526
Community/Project Development	421	-	-	421	6,275
NW General youth service	7,381	-	-	7,381	16,104
Youth services staff	34,610	-	25,443	60,053	27,032
Food provision	11,719	-	-	11,719	42,607
Food provision - see note 10	(18,226)	-	18,226	-	-
Space hire costs	794	-	-	794	979
Cleaning/cleaner	4,142	-	-	4,142	1,114
Insurance	5,137	-	584	5,721	3,797
Operational Costs	25,806	-	5,334	31,140	6,732
Managerial staff	57,924	-	47,936	105,860	94,625
Capital works	1,530	-	225,721	227,251	6,258
Furniture & Equipment	-	-	4,402	4,402	-
Teambuilding	4,153	-	-	4,153	810
Premises costs	5,072	-	-	5,072	4,143
Bad debts	687	-	-	687	529
Fundraising	6,000	-	-	6,000	-
Governance costs					
Accountancy services	4,202	-	-	4,202	1,500
Bank charges	829	-	-	829	571
Trustee meeting costs	27	-	-	27	-
Depreciation	1,389	-	-	1,389	1,853
Total Resources expended	332,622	-	336,199	668,821	410,177
Net incoming(outgoing) resources for the year	(17,746)	1,252	37,276	20,782	5,485
Transfer to unrestricted capital fund	51	(51)	-	-	-
Net movements in funds	(17,695)	1,201	37,276	20,782	5,485
Balance brought forward at 01/01/2022	101,734	91,182	50,831	243,747	238,263
Balance carried forward at 31/12/2022	84,039	92,383	88,107	264,529	243,748

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

	Notes	2021 Unrestricted Funds Income	2021 Restrict Capital	2021 Total Funds	2020 Total Funds
Incoming resources					
			£		£
Public Session Providers		2,180	-	2,180	5,595
Project income		147	-	147	-
Party Hire		26,767	-	26,767	2,421
Consultancy income			-	-	7,077
Grants		5,140	-	127,892	166,123
Nursery Fees		171,545	-	171,545	232,424
Contract fees		79,153	-	79,153	
Bank interest		47	-	47	288
Donations		2,215	-	2,215	2,117
Honey sales		576	-	576	
Total incoming resources		287,770	-	127,892	415,662
Resources expended					
Charitable activities					
Nursery Costs		17,075	-	17,075	7,990
Hope Boxing		-	-	632	-
Trips & Outings		-	-	-	820
Organisational development		9,901	-	7,035	-
Community Space Management		79	-	79	(50)
Nursery Staff		160,526	-	-	258,396
Community/Project Development		4,587	-	1,688	5,833
NW General youth service		15,513	-	591	-
Youth services staff		16,897	-	10,135	-
Food provision		17,599	-	25,008	4,641
Space hire costs		979	-	-	-
Cleaning/cleaner		1,114	-	-	3,415
Insurance		3,797	-	-	2,520
Operational Costs		6,058	-	674	24,933
Managerial staff		69,585	-	25,040	-
Capital works		-	-	6,258	-
Teambuilding		810	-	-	-
Premises costs		4,143	-	-	2,550
Bad debts		529	-	-	2,532
Governance costs		-	-	-	0
Accountancy services		1,500	-	-	1,513
Bank charges		571	-	-	561
Professional fees		-	-	-	600
Depreciation		1,853	-	-	1,144
Total Resources expended		333,116	-	77,061	410,177
Net incoming (outgoing) resources for the year		(45,346)	-	50,831	98,647
Transfer to unrestricted capital fund		(23,160)	23,160	-	-
Balance brought forward at 01/01/2021		170,240	68,022	-	238,862
Balance carried forward at 31/12/2021		101,734	91,182	50,831	244,347

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET
AS AT 31 DECEMBER 2022**

	Notes	2022	2021
Fixed Assets			
Tangible Fixed Assets	6	95,350	96,739
Current assets			
Debtors and prepayments	8	24,604	14,907
Cash at bank and in hand		202,340	157,094
		<u>226,944</u>	<u>172,001</u>
Liabilities: amounts falling due within one year	9	57,765	24,993
Net current assets		<u>169,179</u>	<u>147,008</u>
Net assets		<u>264,529</u>	<u>243,747</u>
Funds			
Unrestricted income funds		84,039	101,734
Unrestricted capital funds		92,383	91,182
Restricted funds	10	88,107	50,831
		<u>264,529</u>	<u>243,747</u>

For the year ended 31 December 2022 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 25 September 2023


Abigail Gilbert
(Director)


Eleanor Wright
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustee considers that there are no material uncertainties about the Charities' ability to continue as a going concern. The COVID-19 pandemic has affected the charities income streams and reduced the access of our community centres. We lost significant revenue due to the first lock down measures, where we had to close the majority of our nursery and community centre services. The nursery has since been able to re-open and we hope will be able to continue to provide early years support and development to local families and their children. However, the community centre hire continues to be affected by social distancing measures. While this continues, we are due to lose the majority of this income stream and the provision of activities for local people. We have continued to utilise the space through an on-going food bank, so are still able to engage with local people and offer support to those effected by the pandemic.

Fund structure

The company's general funds consists of funds which the company may use for its purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds. The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

2 Interest receivable and similar income

	2022	2021
	£	£
Bank interest	366	47

3 Grants receivable

	2022	2021
	£	£
Fusion21 Foundation	7,500	-
The Guinness partnership	20,000	-
Places for People	9,000	-
Travis Perkins	11,000	-
Hackney Family Centre	47,500	-
Power to Change		28,000
Power to Change- capital works	200,000	12,540
London Community Response Fund	11,725	35,175
Aspire	-	5,990
Garfield Western - capital works	50,000	-
Greener City	3,750	-
Social Enterprise Support Fund	47,000	-
London Youth	6,800	
The Guinness partnership	-	4,688
CEV Hackney	-	41,499
National Lottery Community Fund	10,000	-
Total Restricted grants	376,775	127,892
The Guinness partnership	5,678	-
London Borough of Hackney	11,250	-
Coronavirus Job Retention Scheme	-	4,140
HVCS	-	1,000
Total Unrestricted grants	16,928	5,140
Total grants	393,703	133,032

4 Staff costs

	2022	2021
	£	£
Wages and salaries	300,442	263,479
Social security costs	15,211	12,525
Contributions to defined contribution pension scheme	5,934	6,049
	321,587	282,053
Average monthly number of employees	19	20

No employee received emoluments in excess of £60,000

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

6 Fixed assets

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2022	91,182	10,639	101,821
Additions			-
As at 31 December 2022	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2022	-	5,082	5,082
Provided during year	-	1,389	1,389
As at 31 December 2022	<u>-</u>	<u>6,471</u>	<u>6,471</u>
Net book value at 1 January 2022	<u>91,182</u>	<u>5,557</u>	<u>96,739</u>
Net book value at 31 December 2022	<u>91,182</u>	<u>4,168</u>	<u>95,350</u>

7 Fixed assets - prior year analysis

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2021	68,022	6,659	74,681
Additions	23,160	3,980	27,140
As at 31 December 2021	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2021	-	3,230	3,230
Provided during year	-	1,852	1,852
As at 31 December 2021	<u>-</u>	<u>5,082</u>	<u>5,082</u>
Net book value at 1 January 2021	<u>68,022</u>	<u>3,429</u>	<u>71,451</u>
Net book value at 31 December 2021	<u>91,182</u>	<u>5,557</u>	<u>96,739</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

8 Debtors

	2022	2021
	£	£
Community space hire	20,327	11,310
Nursery fees	2,309	3,597
Other debtors	1,968	
	<u>24,604</u>	<u>14,907</u>

9 Liabilities: amounts falling due within one year

	2022	2021
	£	£
Social Security and Other taxes	11,581	10,476
Deferred Income	3,750	9,090
Other creditors	39,134	3,927
Accruals	3,300	1,500
	<u>57,765</u>	<u>24,993</u>

10 Restricted funds

Fund	Brought forward 01/01/2022	Income	Expenditure	Net movement	Carried forward 31/12/22
Power to Change	27,247	200,000	221,973	(21,973)	5,274
London Community Response Fund	-	11,725	11,725	-	-
Aspire	5,358	-	5,358	(5,358)	-
London Youth	-	3,500	1,275	2,225	2,225
Garfield Western	-	50,000	-	50,000	50,000
Greener city	-	3,750	3,750	-	-
Social Enterprise Support Fund	-	47,000	35,250	11,750	11,750
CEV Hackney	18,226	-	18,226	(18,226)	-
Hackney Family Centre	-	47,500	38,225	9,275	9,275
National Lottery Community Fund		10,000	417	9,583	9,583
	<u>50,831</u>	<u>373,475</u>	<u>336,199</u>	<u>37,276</u>	<u>88,107</u>

£18,226 expenditure for CEV Hackney was incurred in 2021 but was included in the 2021 accounts as unrestricted expenditure.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2022**

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/21	Income	Expenditure	Net movement	Carried forward 31/12/21
Power to Change	-	40,540	13,293	27,247	27,247
London Community Response Fund	-	35,175	35,175	-	-
Aspire	-	5,990	632	5,358	5,358
The Guinness partnership	-	4,688	4,688	-	-
CEV Hackney	-	41,499	23,273	18,226	18,226
	-	127,892	77,061	50,831	50,831

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.

THE BOILER HOUSE COMMUNITY SPACE

England & Wales - Charity number 1148931

Accounts

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021**

**Company number: 07458912
Charity Registration Number: 1148931**

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees

The board of Directors/Trustees presents their report and financial statements for the year ended 31 December 2021

Reference and administrative information

Company name	The Boiler House Community Space
Company registration number	07458912
Charity Registration number	1148931
Directors	Eleanor Faith Wright Suzanne Begley (resigned 08/07/22) Abigail Gilbert Kwame Agyei (appointed 26/09/2022, resigned 04/12/22) Michelle Baker (appointed 04/10/2021) Lucy Wood (appointed 04/10/21)
Trustees	Eleanor Faith Wright Suzanne Begley (resigned 08/07/22) Abigail Gilbert Kwame Agyei (appointed 26/09/2022, resigned 04/12/22) Michelle Baker (appointed 04/10/2021) Lucy Wood (appointed 04/10/21)
Registered office	The Boiler House George Downing Estate Cazenove Road Stoke Newington London N16 6BE
Accountants	Lewis Curtis Ltd Chartered Accountants 10 Durham Avenue Romford RM2 6JS
Bankers	The Co-Operative Bank PO Box 250 Skelmersdale WN8 6WT

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees (continued)

Objects

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects;
3. To promote such other charitable purposes as may from time to time be determined. The charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Stoke Newington, Stamford Hill, Hackney and the neighbourhood together defined by the community users.

Ensuring our work delivers our aims

The Boiler House manages three community centres within estates in Hackney, George Downing Estate, N16, Myddleton Grange, N4, Northwold Youth and Community Hub, E5

The Charity has sourced and supported various activities, classes and events, and services which have benefited a diverse community. Activities have included, Youth support, Food provision, fitness classes, singing, yoga, parent/carer groups. The Boiler House has also provided a space for training and local voluntary group meetings. It has made it possible for local residents to hire the space for family gatherings at affordable rates.

The charity took a lead role in the borough during the Pandemic, setting up and managing a Food bank and a longer term community Pantry, serving an average of 80 households per week during 2021

The charity works towards offering some paid work to local people and where possible relevant volunteering opportunities.

The focus of our work

Our main objectives for the year continued to be the development and support of under used community assets (people and spaces) and working to support the impacts of Covid through our Food provision (Pantry and Food bank) and Youth Hub.

We continued to offer opportunities for people to build relationships through activities and shared 'common ground', improving community cohesion and support at grass roots level

We continued to run and develop the Community Nursery, located in our N4 building. The focus of the nursery is around school readiness and supporting the individual child's needs to develop their wellbeing and learning, with particular focus on involving their families.

We are also embarking on an expansion of The Boiler House to provide additional space and opportunities for the local community. We consulted extensively with local residents and the wider community to understand needs and priorities, we continued to design and gain planning permission to support the co-designed community facilities as part of the Charities expansion plan.

How our activities deliver public benefit

All our charitable activities continued to respond to our mission which aims to create stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

We have been delivering this by offering a safe place, working towards reducing isolation, improving social interaction and offering positive opportunities. The activities delivering public benefit are outlined below:

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Managing the community spaces

Offering activities that offer people a safe and financially affordable common ground for residents.

This includes: A space for voluntary groups to meet, fitness classes, performance and rehearsal space, a place for educational groups, parent/ carer/ children sessions, where they can meet, learn skills, interact and develop. The community spaces also offer a valuable and affordable space for people to hire for their own gatherings and events at affordable rates. We have made agreements with session providers to offer concessionary rates in return for a reduced hall hire rate.

Providing events and activities that support relationship building and the trust and community capital this can create.

We have also started an estate WhatsApp group which we facilitate to help deepen local relationships and have increased our social media presence to widen our reach. We continue to work with an Asset based approach, linking into local community networks to ensure a diverse and inclusive offer is available to the surrounding communities.

-The Boiler House Community Space had approximately 1000 visitors per month using the activities/ facilities. Ages vary between 0 – 65+, we have mixed demographic of users.

- Our rehearsal space users have continued to increase, utilising off peak time.

- Castle View Nursery at Myddleton Grange community space, continues to offer affordable childcare and a focus on well-being and development, numbers continue to increase.

We continue to develop and safeguard the youth club provision, training staff and supporting young people through a safe and supportive after school environment

'Running a Covid support Food bank for part of the year, supporting an average of 40 households per week, evolving this into a more sustainable Community Pantry and members club offering holistic support and opportunities for low income households.

Events and trips

Managing/ delivering events and trips for the communities we've been working with on the two estates. During 2021,

We have worked with over 150 volunteers through the mutual Aid group and the Chairties Food provision

Employment opportunities

The organisation continues to employ an average of 20 staff members.

We have worked with over 150 volunteers through the mutual Aid group and the Charities Food provision

Public Benefit

Our activities continue to focus on building relationships between local people and the community capital this can support; whilst working towards creating stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

The Charity continues to improve community cohesion by making available a 'common ground' through the community spaces as well as offering a diverse selection of activities for the local community to take part in with the aim to develop under used community assets whether this is people or buildings.

By doing this various benefits occur, local community members become more familiar/ friendly with each other, this helps to reduce isolation, develop local links / networking, develop skills and employment opportunities, reduce anti-social behaviour, increase well-being as people feel part of something and improve health and fitness by community members taking part in local fitness sessions in the centre.

We are also making voluntary roles available for local community members so they can develop their skill sets, feel part of something and help to involve other community members in the activities on offer. There will also be some paid roles available to help with the general management services of the Boiler House and other centres we hope to take on in the future. Our organisations aims are intended to benefit a diverse selection of the local community, of all ages, ethnic backgrounds, gender and sexual orientation this includes estate residents as well as those from the local areas.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Review of the year's activities – January – December 2021

- Increased use and activities held in the Boiler House Community Space
- Increased our social media presence
- Continued development and co-design of the charities community facilities expansion
 - The employment of an outreach and events coordinator, this role helped us to work with Inmarsats corporate volunteers, run larger local events (the Summer market) and plan for community cohesion workshops with local schools.
- The Nursery continues to increased its intake of 2-5 year olds, with positive feedback from parents and carers. The nursery has supported SEN children with a high level of care and support for them and their families regarding their wellbeing and development. The nursery has continued to develop its staff team and development of the early years provision with positive outcomes.

The Charity would like officially thank our funders:

We would like to thank

Power to Change for funding towards our new Garden building and the support this will provide local people.

Fusion for funding towards the Hackney Family Centre

Clothworkers for funding towards the redevelopment of the Boilerhouse community space.

FINANCIAL REVIEW

Transactions and Financial Position

The Statement of Financial Activities shows a surplus of incoming resources over outgoing resources of £5,485 for the year. This includes a surplus on the designated Boiler House capital fund of £23,160, a deficit of £68,506 on the unrestricted income funds and a surplus of £ 50,831 on the restricted funds. The deficit of 68,506 on the unrestricted income fund for the year was funded by unrestricted reserves brought forward from the prior year.

Principal funding sources

Funded by the hire of the centres from session providers, private hirers, voluntary groups, corporate hire and as a rehearsal space. The income generated from Nursery fees and donations.

RESERVES POLICY

The Boiler House Community Space is continuing to add to its reserves, in line with plans for the long-term development, expansion and sustainability.

PLANS FOR THE FUTURE

- To continue to increase the charities self-generated funds and secure further core funding to cover staff wages.
- The nursery to continue to generate a surplus to spend on other community projects run by the charity and core costs of the organisation.
- We plan to expand the community space and develop a new building, community garden, a new MUGA (sports pitch) and refurbish the existing Boiler House to better support Health and fitness activities. These facilities will be open to the George Downing Estate residents and surrounding communities.
- To run a series of community focused workshops with local schools
- To increase our volunteer roles and widen opportunities.
- Delivering an ongoing engagement programme to promote our aims.
- We will continue to develop links and partnerships with other organisations to increase volunteering opportunities and enable us to be up to date with local demand and services/ opportunities available.
- We will continue to engage with the community and partners regarding assets and current challenges.
- To provide more developmental training for staff to improve and assure the quality of what we do and / or from which local people will benefit from.
- To continue to develop/ optimise internal systems.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

- To design and deliver a project to help deepen links within the community and guide future projects and social enterprise.
- To continue to be an agile and responsive community organisation.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation was incorporated as Community Interest Company (C.I.C) on 2nd December 2010 and changed its status from C.I.C to Private, Limited by guarantee with no share capital on 3rd September 2012 and registered as a charity on 12th September 2012. The charitable company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

Recruitment and Appointment of Management Committee

Currently the management committee have all been invited and appointed with regards to further appointments this will be done based on areas of expertise the committee feel its lacking/ needs due to people stepping down.

All members of the Management Committee give their time voluntarily and received no benefits from the charity. Suzanne Begley stepped down as chair, Lucy Wood was elected as the new chair.

Trustees Induction and Training

Induction will be led by the chair (Lucy Wood) or appointed board member who have a broad knowledge and understanding of the charities values as well as the governance and roles required from the trustees.

Risk Management

The Management Committee actively reviews the risk, which the charity faces on a regular basis and will endeavour to maintain the reserve levels around its current figure. The review of the controls of the financial systems will provide sufficient resources in the event of adverse conditions.

The management committee have also examined other operational and business risks faced by the charity and confirm that the management committee have established systems to mitigate the significant risks.

Organisational Structure

In 2021 the Board of Trustees (Management Committee) continued to advise the two senior staff. The board meet every 6-8 weeks, and are responsible for the Governance, strategic direction and policies of the charity. At present the Committee has 4 members from a variety of professional backgrounds relevant to the work of the charity.

Statement of Directors' Responsibilities

Company laws require the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements the Board of Directors should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue in operation.

The Board of Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

The Board of Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Members of the Board of Directors

Members of the Board of Directors, who are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 2.

Review and Results

The Directors report an operational deficit of 17,675 on operations excluding the £23,160 surplus on the designated capital fund for the year under review.

Balance Sheet

Details of the major items on the balance sheet can be found in the notes to the accounts.

The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

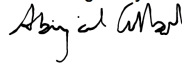
ACCOUNTANTS

Lewis Curtis Ltd has signified their willingness to continue in office.

Approved by the Directors on 19 January 2023 and signed on its behalf by



Lucy Wood
(Director)

DocuSigned by:

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Abigail Gilbert
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE
COMMUNITY SPACE**

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2021.

Responsibilities and basis of report

As the charity's trustees 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 ourselves 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, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 principals of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.



Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 19 January 2023

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2021

(Including Income and Expenditure Account)

	Notes	Unrestricted Funds	Restricted	2021 Total	2020 Total
		Income	Capital	Funds	Funds
	£			£	£
Incoming resources					
Public Session Providers	2,180			2,180	5,595
Project income	147			147	-
Party Hire	26,767			26,767	2,421
Consultancy income				-	7,077
Grants	5,140		127,892	133,032	166,123
Nursery Fees	171,545			171,545	232,424
Contract fees	79,153			79,153	
Bank interest	47			47	288
Donations	2,215			2,215	2,117
Honey sales	576			576	
Total incoming resources	287,770	-	127,892	415,662	416,045
Resources expended					
Charitable activities					
Nursery Costs	17,075			17,075	7,990
Hope Boxing	-		632	632	-
Trips & Outings				-	820
Organisational development	9,901		7,035	16,936	
Community Space Management	79			79	(50)
Nursery Staff	160,526			160,526	258,396
Community/Project Development	4,587		1,688	6,275	5,833
NW General youth service	15,513		591	16,104	
Youth services staff	16,897		10,135	27,032	
Food provision	17,599		25,008	42,607	4,641
Space hire costs	979			979	
Cleaning/cleaner	1,114			1,114	3,415
Insurance	3,797			3,797	2,520
Operational Costs	6,058		674	6,732	24,933
Managerial staff	69,585		25,040	94,625	
Capital works			6,258	6,258	
Teambuilding	810			810	
Premises costs	4,143			4,143	2,550
Bad debts	529			529	2,532
Governance costs				-	
Accountancy services	1,500			1,500	1,513
Bank charges	571			571	561
Trustee training				-	600
Depreciation	1,853			1,853	1,144
Total Resources expended	333,116	-	77,061	410,177	317,398
Net incoming(outgoing) resources for the year	(45,346)	-	50,831	5,485	98,647
Transfer to unrestricted capital fund	(23,160)	23,160		-	
Net movements in funds	(68,506)	23,160	50,831	5,485	98,647
Balance brought forward at 01/01/2021	170,240	68,022	-	238,262	139,616
Balance carried forward at 31/12/2021	101,734	91,182	50,831	243,747	238,263

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)

	Notes	2020 Unrestricted Funds Income	2020 Restricted Capital	Funds	2020 Total Funds
Incoming resources					
				£	£
Public Session Providers		5,595	-	-	5,595
Project income		-	-	-	-
Party Hire		2,421	-	-	2,421
Consultancy income		7,077			7,077
Hall Hires		-	-	-	-
Grants		45,639	-	120,484	166,123
Nursery Fees		232,424	-	-	232,424
Bank interest		288	-	-	288
Donations		2,117	-		2,117
Total incoming resources		<u>295,561</u>	<u>-</u>	<u>120,484</u>	<u>416,045</u>
Resources expended					
Charitable activities					
Catering/Hospitality					-
Nursery Costs		7,990	-	-	7,990
Messy Play		-	-	-	-
Trips & Outings		820	-	-	820
Marketing/Publicity		-	-	-	-
Community Space Management		(1,950)	-	1,900	(50)
Nursery Staff		233,369	-	25,027	258,396
Community/Project Development		2,783	-	3,050	5,833
Food provision		34		4,607	4,641
Cleaning/cleaner		2,783	-	632	3,415
Insurance		2,520	-	-	2,520
Operational Costs		19,853	-	5,080	24,933
Premises costs		2,550	-	-	2,550
Furniture/Equipment		-	-	-	-
Boiler House Building Works		-	-	-	-
Bad debts		2,532	-	-	2,532
Governance costs		-	-	-	-
Accountancy services		1,513	-	-	1,513
Bank charges		561	-	-	561
Professional fees		600	-	-	600
Depreciation		1,144	-	-	1,144
					-
Total Resources expended		<u>277,102</u>		<u>40,296</u>	<u>317,398</u>
Net incoming (outgoing) resources for the year		18,459	-	80,188	98,647
Transfer to unrestricted capital fund		(14,722)	14,722	-	
Balance brought forward at 01/01/2020		86,316	53,300	-	139,616
Balance carried forward at 31/12/2020		<u>90,053</u>	<u>68,022</u>	<u>80,188</u>	<u>238,263</u>

THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Notes	2021	2020
Fixed Assets			
Tangible Fixed Assets	6	96,739	71,451
Current assets			
Debtors and prepayments	8	14,907	17,881
Cash at bank and in hand		157,094	185,465
		<u>172,001</u>	<u>203,346</u>
Liabilities: amounts falling due within one year	9	24,993	36,534
Net current assets		<u>147,008</u>	<u>166,812</u>
Net assets		<u>243,747</u>	<u>238,263</u>
Funds			
Unrestricted income funds		101,734	90,053
Unrestricted capital funds		91,182	68,022
Restricted funds	10	50,831	80,188
		<u>243,747</u>	<u>238,263</u>

For the year ended 31 December 2021 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

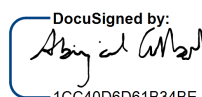
The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 19 January 2023



Lucy Wood
(Director)

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Abigail Gilbert
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustee considers that there are no material uncertainties about the Charities' ability to continue as a going concern. The COVID-19 pandemic has affected the charities income streams and reduced the access of our community centres. We lost significant revenue due to the first lock down measures, where we had to close the majority of our nursery and community centre services. The nursery has since been able to re-open and we hope will be able to continue to provide early years support and development to local families and their children. However, the community centre hire continues to be affected by social distancing measures. While this continues, we are due to lose the majority of this income stream and the provision of activities for local people. We have continued to utilise the space through an on-going food bank, so are still able to engage with local people and offer support to those effected by the pandemic.

Fund structure

The company's general funds consists of funds which the company may use for its purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds. The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

2 Interest receivable and similar income

	2021	2020
	£	£
Bank interest	47	288

3 Grants receivable

	2021	2020
	£	£
Power to Change	28,000	30,000
Power to Change- capital works	12,540	-
London Community Response Fund	35,175	-
Aspire	5,990	-
Southern Housing Group	-	2,604
City Bridge	-	5,000
London Community Foundation	-	27,925
Guinness partnership	4,688	14,441
CEV Hackney	41,499	7,143
DEFRA	-	8,698
GP Northwold	-	3,000
Test and Trace Food	-	21,674
Restricted grants	<u>127,892</u>	<u>120,485</u>
Coronavirus Job Retention Scheme	4,140	42,067
HVCS	1,000	3,571
	<u><u>133,032</u></u>	<u><u>166,123</u></u>

4 Staff costs

	2021	2020
	£	£
Wages and salaries	263,479	237,335
Social security costs	12,525	13,048
Contributions to defined contribution pension scheme	6,049	6,075
	<u><u>282,053</u></u>	<u><u>256,458</u></u>

Average monthly number of employees	20	16
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No employee received emoluments in excess of £60,000

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

6 Fixed assets

	Capital Fund improvement s	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2021	68,022	6,659	74,681
Additions	23,160	3,980	27,140
As at 31 December 2021	<u>91,182</u>	<u>10,639</u>	<u>101,821</u>
Depreciation			
As at 1 January 2021	-	3,230	3,230
Provided during year	-	1,852	1,852
As at 31 December 2021	<u>-</u>	<u>5,082</u>	<u>5,082</u>
Net book value at 1 January 2021	<u>68,022</u>	<u>3,429</u>	<u>71,451</u>
Net book value at 31 December 2021	<u>91,182</u>	<u>5,557</u>	<u>96,739</u>

7 Fixed assets - prior year analysis

	Capital Fund improvement s	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2020	53,300	5,218	58,518
Additions	14,722	1,441	16,163
As at 31 December 2020	<u>68,022</u>	<u>6,659</u>	<u>74,681</u>
Depreciation			
As at 1 January 2020	-	2,086	2,086
Provided during year	-	1,144	1,144
As at 31 December 2020	<u>-</u>	<u>3,230</u>	<u>3,230</u>
Net book value at 1 January 2020	<u>53,300</u>	<u>3,132</u>	<u>3,132</u>
Net book value at 31 December 2020	<u>68,022</u>	<u>3,429</u>	<u>71,451</u>

8 Debtors

	2021 £	2020 £
Community space hire	11,310	7,051
Nursery fees	<u>3,597</u>	<u>10,830</u>
	<u>14,907</u>	<u>17,881</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

9 Liabilities: amounts falling due within one year

	2021 £	2020 £
Social Security and Other taxes	10,476	23,382
Deferred Income	9,090	9,829
Other creditors	3,927	1,823
Accruals	1,500	1,500
	<u>24,993</u>	<u>36,534</u>

10 Restricted funds

Fund	Brought forward 01/01/2021	Income	Expenditure	Net movement	Carried forward 31/12/21
Power to Change		40,540	13,293	27,247	27,247
				-	-
				-	-
London Community Response Fund		35,175		35,175	35,175
				-	-
Aspire		5,990	632	5,358	5,358
				-	-
Guinness partnership		4,688	4,688	-	-
				-	-
				-	-
CEV Hackney		41,499	23,273	18,226	18,226
				-	-
	-	127,892	41,886	86,006	86,006

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/20	Income	Expenditure	Net movement	Carried forward 31/12/20
Power to Change		30,000	30000	-	-
				-	-
City Bridge		5,000	5000	-	-
				-	-
London Community Foundation		27,925	27925	-	-
				-	-
Guinness partnership		17,441	17441	-	-
				-	-
Southern Housing		2,604	2604	-	-
				-	-
CEV Hackney		7,143	7143	-	-
			-	-	-
DEFRA		8,698	8,698	-	-
				-	-
Test and Trace Food		21,674	21,674	-	-
	-	120,485	120,485	-	-

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.

THE BOILER HOUSE COMMUNITY SPACE

England & Wales - Charity number 1148931

Accounts

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

**Company number: 07458912
Charity Registration Number: 1148931**

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

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**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees

The board of Directors/Trustees presents their report and financial statements for the year ended 31 December 2020.

Reference and administrative information

Company name	The Boiler House Community Space
Company registration number	07458912
Charity Registration number	1148931
Directors	Karen Mae C. Ching (resigned 18/08/20) Eleanor Faith Wright Suzanne Begley Abigail Gilbert Candy Horsbrugh (resigned 22/05/20)
Trustees	Karen Mae C. Ching (resigned 18/08/20) Eleanor Faith Wright Suzanne Begley (Chair) Abigail Gilbert Candy Horsbrugh (Treasurer) (resigned 22/05/20)
Registered office	The Boiler House George Downing Estate Cazenove Road Stoke Newington London N16 6BE
Accountants	Lewis Curtis Ltd Chartered Accountants 10 Durham Avenue Romford RM2 6JS
Bankers	The Co-Operative Bank PO Box 250 Skelmersdale WN8 6WT

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

Objects

1. To promote the benefit of the inhabitants of Stoke Newington, Stamford Hill, Hackney and the surrounding community without distinction of sex, sexual orientation, age, disability, nationality, race or of political, religious or other opinions, by associating together the said inhabitants and the statutory authorities, voluntary and other organisations in a common effort to advance education and to provide facilities in the interests of social welfare for recreation and leisure-time occupation with the object of improving the conditions of life for the said inhabitants;
2. To establish, or secure the establishment of, a community centre and to maintain and manage the same (whether alone or in co-operation with any statutory authority or other person or body) in furtherance of the objects;
3. To promote such other charitable purposes as may from time to time be determined. The charity shall be non-party in politics and non-sectarian in religion. The area of benefit ("area of benefit") shall be Stoke Newington, Stamford Hill, Hackney and the neighbourhood together defined by the community users.

Ensuring our work delivers our aims and delivers public benefit

The charity manages three community centres within estates in Hackney, George Downing Estate, N16, Myddleton Grange, N4 and Northwold Estate, E5

All our charitable activities continued to respond to our mission which aims to create stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

We have been delivering this by offering a safe places, working towards reducing isolation, improving social interaction and offering positive opportunities. The activities delivering public benefit are outlined below.

- Castle View Nursery (Fulltime early years care and education)
- Northwold Youth Centre
- A food bank in response to the impacts of Covid-19
- A community Food Pantry, providing affordable food whilst reducing food waste.
- Fitness sessions
- Voluntary groups
- Art sessions
- And much more

This is all provided at affordable and accessible prices to ensure the wider community feel they can access the provisions. We are aware of the mental and structural barriers many of our members and local people have. Where possible our supportive, open door policy and encouragement to be part of the delivery and activities help reduce barriers to engagement as well as enabling people to take part in activities and services, whilst developing relationships and community capital.

The focus of our work and our main achievements

Our main objectives for the year continued to be the development and support of under used community assets (people and spaces).

This was increased further by the addition of our third building, Northwold community and Youth centre.

We pride ourselves in being a responsive community organisation, as a result of this, we were required to take urgent action and support local people effected by the impact of the pandemic, particularly those from low income households and BAME individuals. We did this by:

- Setting up a foodbank providing provided approximately 11,000 meals (to date).
- Partnered with our local mutual aid group and coordinated over 200 volunteers to provide support and food to local people.
- Our staff team adjusted their existing roles when the community centres and normal activities ceased.
- The nursery remained open throughout lockdowns, supporting keyworker and vulnerable children.
- We took over the management of a youth centre, with over 60 young people registered, this continues to be developed to a high standard, focused on support for our young people in their present and future, encourages creative thinking and safeguarding.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

We are also embarking on an expansion of The Boiler House to provide additional space and opportunities for the local community. We consulted extensively with local residents and the wider community to understand needs and priorities, we continued to design and gain planning permission to support the co-designed community facilities as part of the Charities expansion plan.

We continued to offer opportunities for people to build relationships through activities and shared 'common ground', improving community cohesion and support at community capital.

We continued to run and develop the Community Nursery, located in our N4 building. The focus of the nursery is around school readiness and supporting the individual child's needs to develop their wellbeing and learning, with particular focus on involving their families.

We continuing to embark on the expansion of The Boiler House to provide additional space and opportunities for the local community. Unfortunately, the impact of Covid has greatly delayed this programme. But we aim to continue the towards the end of 2021.

Employment opportunities

The organisation continues to employ an average of 16 staff members across the departments of work. Also coordinating over 200 volunteers to provide food support to those impacted by Covid-19.

The youth centre is developing a youth volunteer programme, alongside the community pantry which has also increased our volunteer opportunities.

How our activities deliver public benefit

All our charitable activities continued to respond to our mission which aims to create stronger/ healthier communities, where each individual has the opportunity to develop their potential and feel part of where they live.

We have been delivering this by offering a safe place, working towards reducing isolation, improving social interaction and offering positive opportunities.

The Charity would like officially thank our funders:

We would like to thank

Southern Housing Group who awarded funding for the food bank and PPE equipment

Guinness Partnerships who awarded funding for the youth centre equipment, art and care packs and community pantry equipment

Power to Change for the funding towards our new garden building and the support this will provide local people and emergency support in relation to the impacts of Covid-19 on our community business

The London Marathon Charitable Trust who awarded funding to support a new MUGA and the refurbishment of the existing Boiler House building into a sports and fitness centre for local people.

Sports England who awarded funding for the new MUGA for local people to enjoy outdoor activities.

Morrison's who have supported the food bank and donation basket

City Bridge and the London Community Foundation for their emergency support for the food bank and staffing costs to continue to run everything.

Hackney Council who awarded funding for food and support via their Test and Trace and CEV programmes.

DEFRA who awarded funding for food for local people

Local people who have kindly donated food and time during the pandemic to support the food bank and pantry.

FINANCIAL REVIEW

Transactions and Financial Position

The Statement of Financial Activities shows an excess of incoming resources over outgoing resources of £98,648 for the year. This includes a increase of £14,722 in restricted funds.

THE BOILER HOUSE COMMUNITY SPACE (A COMPANY LIMITED BY GUARANTEE)

Report of the Board of Directors/Trustees (continued)

Principal funding sources

We have needed to diversify our funding sources as a result of increasing our services and staff team as well as reacting to the impacts of Covid-19. Current income has been generated by:

- Hire of the community spaces to session providers, voluntary groups, rehearsal space, corporate hire.
- Nursery fees for 2-5 year olds (full/ part time care).
- Trusts and Foundations
- Management contracts with Guinness Partnerships
- Donations

RESERVES POLICY

The Boiler House Community Space is continuing to add to its reserves, in line with plans for the long-term development, expansion and sustainability.

PLANS FOR THE FUTURE

- To continue to increase the charities self-generated funds and secure further core funding to cover staff wages.
- The nursery to generate a surplus to spend on other community projects run by the charity and core costs of the organisation.
- To expand the community space and develop a new building, community garden, a new MUGA (sports pitch) and refurbish the existing Boiler House to better support Health and fitness activities. These facilities will be open to the George Downing Estate residents and surrounding communities and organisations.
- To develop our 'Good Place' programme focused removing mental and structural barriers and reaching our full potential.
- To develop a green employability project to help address the impacts of climate change and the pandemic
- To increase our volunteer roles and widen opportunities, including youth volunteering and employability.
- We will continue to develop links and partnerships with other organisations to increase volunteering opportunities and enable us to be up to date with local demand and services/ opportunities available.
- We will continue to engage with the community and partners regarding assets and current challenges.
- To develop and increase our marketing and social media presence
- To continue to be an agile and responsive community organisation.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The organisation was incorporation as Community Interest Company (C.I.C) on 2nd December 2010 and changed its status from C.I.C to Private, Limited by guarantee with no share capital on 3rd September 2012 and registered as a charity on 12th September 2012. The charitable company was established under a Memorandum of Association, which established the objects and powers of the charitable company and is governed under its Articles of Association. In the event of the company being wound up members are required to contribute an amount not exceeding £10.

Recruitment and Appointment of Management Committee

Currently the management committee have all been invited and appointed with regards to further appointments this will be done based on areas of expertise the committee feel its lacking/ needs due to people stepping down.

All members of the Management Committee give their time voluntarily and received no benefits from the charity.

Trustees Induction and Training

Induction will be led by the chair (Suzanne Begley) or appointed board member who have a broad knowledge and understanding of the charities values as well as the governance and roles required from the trustees.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

Report of the Board of Directors/Trustees (continued)

Risk Management

The Management Committee actively reviews the risk, which the charity faces on a regular basis and will endeavour to maintain the reserve levels around its current figure. The review of the controls of the financial systems will provide sufficient resources in the event of adverse conditions.

The management committee have also examined other operational and business risks faced by the charity and confirm that the management committee have established systems to mitigate the significant risks.

Organisational Structure

In 2020 the Board of Trustees (Management Committee) continued to advise the one senior staff. The board meet every 6-8 weeks More regularly during the initial pandemic), and are responsible for the Governance, strategic direction and policies of the charity. At present the Committee has 4 members from a variety of professional backgrounds relevant to the work of the charity.

Statement of Directors' Responsibilities

Company laws require the directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the charitable company as at the balance sheet date and of its incoming resources and application of resources, including income and expenditure, for the financial year. In preparing those financial statements the Board of Directors should follow best practice and:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether the policies adopted are in accordance with applicable accounting standards, subject to any material departures disclosed and explained in the financial statements; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to assume that the company will continue in operation.

The Board of Directors are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time, the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006.

The Board of Directors are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

Members of the Board of Directors

Members of the Board of Directors, who are directors for the purpose of company law, who served during the year and up to the date of this report are set out on page 2.

Review and Results

The Directors report an operational surplus of £83,924 for the year under review following a transfer of £14,722 to the capital fund. The surplus funds have been allocated to core costs and projects for 2021.

Balance Sheet

Details of the major items on the balance sheet can be found in the notes to the accounts.

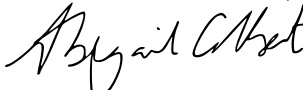
The fluctuations in debtors and creditors year on year are purely the result of the timing of receipts and payment around the year-end.

ACCOUNTANTS

Lewis Curtis Ltd has signified their willingness to continue in office.

Approved by the Directors on 30 September 2021 and signed on its behalf by


Suzanne Begley
(Director)


Abigail Gilbert
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**INDEPENDENT EXAMINER'S REPORT TO THE DIRECTORS/TRUSTEES OF THE BOILER HOUSE
COMMUNITY SPACE**

We report to the charity trustees/directors on our examination of the Company for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees 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 ourselves 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, we report in respect of our examination of your charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out our examination we have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiners statement

We have completed our examination. We confirm that no matters have come to our attention in connection with the examination giving us 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 principals of the Statement of Recommended Practice for accounting and reporting by charities (applicable to charities preparing their accounts in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102)).

We 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.



Lewis Curtis Ltd
10 Durham Avenue
Romford
Rm2 6JS

Date: 30 September 2021

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2020

(Including Income and Expenditure Account)

Notes	Unrestricted Funds Income	Capital	Restricted Funds	2020 Total Funds	2019 Total Funds
£	£		£	£	£
Incoming resources					
Public Session Providers	5,595	-	-	5,595	19,733
Project income	-	-	-	-	506
Party Hire	2,421	-	-	2,421	12,481
Consultancy income	7,077	-	-	7,077	-
Grants	45,638	-	120,485	166,123	14,120
Nursery Fees	232,424	-	-	232,424	257,993
Bank interest	288	-	-	288	388
Donations	2,117	-	-	2,117	523
Total incoming resources	295,560	-	120,485	416,045	305,744
Resources expended					
Charitable activities					
Nursery Costs	7,493	-	497	7,990	12,147
Messy Play	-	-	-	-	146
Trips & Outings	820	-	-	820	1,639
Marketing/Publicity	-	-	-	-	5
Community Space Management	76,616	-	38,597	115,213	58,451
Nursery Staff	87,675	-	55,459	143,134	159,859
Community/Project Development	-	-	5,833	5,833	2,641
Food provision	-	-	4,641	4,641	
Cleaning/cleaner	-	-	3,415	3,415	3,068
Insurance	2,520	-	-	2,520	1,649
Operational Costs	12,890	-	12,043	24,933	14,794
Premises costs	2,550	-	-	2,550	2,945
Bad debts	2,532	-	-	2,532	258
Governance costs		-	-		
Accountancy services	1,513	-	-	1,513	2,694
Bank charges	561	-	-	561	231
Trustee training	600	-	-	600	-
Depreciation	1,144	-	-	1,144	1,044
Total Resources expended	196,914	-	120,485	317,399	261,571
Net incoming(outgoing) resources for the year	98,646	-	-	98,646	44,173
Transfer to unrestricted capital fund	(14,722)	14,722		-	
Net movements in funds	83,924	14,722	-	98,646	44,173
Balance brought forward at 01/01/220	86,316	53,300	-	139,616	95,443
Balance carried forward at 31/12/2020	170,240	68,022	-	238,262	139,616

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2019

(Including Income and Expenditure Account)

	Notes	2019 Unrestricted Funds Income	2019 Restricted Capital Funds	2019 Total Funds
Incoming resources				
			£	£
Public Session Providers		19,733	-	19,733
Project income		506	-	506
Party Hire		12,481	-	12,481
Hall Hires		-	-	-
Grants		-	14,120	14,120
Nursery Fees		257,993	-	257,993
Bank interest		388	-	388
Donations		523	-	523
Total incoming resources		291,624	14,120	305,744
Resources expended				
Charitable activities				
Catering/Hospitality				-
Nursery Costs		12,147	-	12,147
Messy Play		146	-	146
Trips & Outings		19	1,620	1,639
Marketing/Publicity		5	-	5
Community Space Management		51,341	7,110	58,451
Nursery Staff		159,859	-	159,859
Community/Project Development		2,641	-	2,641
Cleaning/cleaner		3,068	-	3,068
Insurance		1,649	-	1,649
Operational Costs		14,794	-	14,794
Premises costs		2,945	-	2,945
Furniture/Equipment		-	-	-
Boiler House Building Works		-	-	-
Bad debts		258	-	258
Governance costs		-	-	-
Accountancy services		2,694	-	2,694
Bank charges		231	-	231
Professional fees		-	-	-
Depreciation		1,044	-	1,044
				-
Total Resources expended		252,841	8,730	261,571
Net incoming (outgoing) resources for the year		38,783	-	44,173
Transfer to unrestricted capital fund		(40,800)	53,300	(12,500)
Balance brought forward at 01/01/2019		88,333	-	95,443
Balance carried forward at 31/12/2019		86,316	53,300	139,616

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**BALANCE SHEET
AS AT 31 DECEMBER 2020**

	Notes	2020	2019
Fixed Assets			
Tangible Fixed Assets	6	71,451	56,432
Current assets			
Debtors and prepayments	8	17,881	20,346
Cash at bank and in hand		185,464	83,570
		<u>203,345</u>	<u>103,916</u>
Liabilities: amounts falling due within one year	9	36,534	20,732
Net current assets		<u>166,811</u>	<u>83,184</u>
Net assets		<u>238,262</u>	<u>139,616</u>
Funds			
Unrestricted income funds		170,240	86,316
Unrestricted capital funds		68,022	53,300
Restricted funds	10	-	-
		<u>238,262</u>	<u>139,616</u>

For the year ended 31 December 2020 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

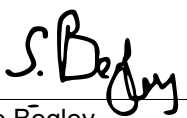
Directors responsibilities:

The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to small companies' regime.

The board of directors approved these accounts on 30 September 2021


Suzanne Begley
(Director)


Abigail Gilbert
(Director)

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

1 Accounting policies

Basis of preparation and accounting convention

The accounts (financial statements) have been prepared on the accruals basis, under the historical cost convention and in accordance with the 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)) (issued in October 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

Preparation of the accounts on a going concern basis

The trustee considers that there are no material uncertainties about the Charities' ability to continue as a going concern. The COVID-19 pandemic has affected the charities income streams and reduced the access of our community centres. We lost significant revenue due to the first lock down measures, where we had to close the majority of our nursery and community centre services. The nursery has since been able to re-open and we hope will be able to continue to provide early years support and development to local families and their children. However, the community centre hire continues to be affected by social distancing measures. While this continues, we are due to lose the majority of this income stream and the provision of activities for local people. We have continued to utilise the space through an on-going food bank, so are still able to engage with local people and offer support to those effected by the pandemic.

Fund structure

The company's general funds consists of funds which the company may use for its purposes at its discretion. The general funds are split between the income funds and the premises capital expenditure funds.

The company's restricted funds are those where the donor has imposed restrictions on the use of the funds, which are legally binding.

Voluntary income

All voluntary income is included on receipt. Grants receivable is credited to income immediately on receipt.

Investment income

Credit is taken for interest when the interest falls due for payment.

Nursery Fees and Hall Hire Fees

Nursery fees and hall hire fees are included in the accounts when earned. Where income is received in advance of the service being provided it is deferred to the period in which the service is provided,

Administrative expenditure

Administrative expenditure comprises costs incurred in running the company. Where applicable, some of these costs have been treated as direct charitable expenditure.

Fixed assets and depreciation

Fixed assets are included in the accounts at their historical cost and are written off through the statement of financial activities at the following rates

Plant and machinery - 25% reducing balance

Building improvements - over expected useful life once complete and in use

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

2 Interest receivable and similar income

	2020	2019
	£	£
Bank interest	288	388

3 Grants receivable

	2020	2019
	£	£
Power to Change	30,000	12,500
Southern Housing Group	2,604	1,620
City Bridge	5,000	-
London Community Foundation	27,925	-
Guinness partnership	17,441	-
CEV Hackney	7,143	-
DEFRA	8,698	-
Test and Trace Food	21,674	-
Restricted grants	<u>120,485</u>	<u>14,120</u>
Coronavirus Job Retention Scheme	42,067	-
HVCS	3,571	-
	<u><u>166,123</u></u>	<u><u>14,120</u></u>

4 Staff costs

	2020	2019
	£	£
Wages and salaries	237,335	196,362
Social security costs	13,048	9,458
Contributions to defined contribution pension scheme	6,075	4,983
	<u><u>256,458</u></u>	<u><u>210,803</u></u>

Average monthly number of employees	16	15
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No employee received emoluments in excess of £60,000

5 Remuneration of directors

No directors have received remuneration as directors of the charitable company during the year. No trustees have received payment of expenses during the year.

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

6 Fixed assets

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2020	53,300	5,218	58,518
Additions	14,722	1,441	16,163
As at 31 December 2020	<u>68,022</u>	<u>6,659</u>	<u>74,681</u>
Depreciation			
As at 1 January 2020	-	2,086	2,086
Provided during year	-	1,144	1,144
As at 31 December 2020	<u>-</u>	<u>3,230</u>	<u>3,230</u>
Net book value at 1 January 2020	<u>53,300</u>	<u>3,132</u>	<u>56,432</u>
Net book value at 31 December 2020	<u>68,022</u>	<u>3,429</u>	<u>71,451</u>

7 Fixed assets - prior year analysis

	Capital Fund Property improvements	Income Fund Plant & Machinery	Total
Cost			
As at 1 January 2019	-	4,163	4,163
Additions	53,300	1,055	1,055
As at 31 December 2019	<u>53,300</u>	<u>5,218</u>	<u>5,218</u>
Depreciation			
As at 1 January 2019	-	1,041	1,041
Provided during year	-	1,044	1,044
As at 31 December 2019	<u>-</u>	<u>2,085</u>	<u>2,085</u>
Net book value at 1 January 2019	<u>-</u>	<u>3,122</u>	<u>3,122</u>
Net book value at 31 December 2019	<u>53,300</u>	<u>3,133</u>	<u>56,433</u>

8 Debtors

	2020 £	2019 £
Community space hire	7,051	5,413
Nursery fees	10,830	14,933
	<u>17,881</u>	<u>20,346</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

9 Liabilities: amounts falling due within one year

	2020 £	2019 £
Social Security and Other taxes	23,382	2,812
Deferred Income	9,829	16,420
Other creditors	1,823	
Accruals	1,500	1,500
	<u>36,534</u>	<u>20,732</u>

10 Restricted funds

Fund	Brought forward 01/01/120	Income	Expenditure	Net movement	Carried forward 31/12/20
Power to Change	-	30,000	30,000	-	-
City Bridge	-	5,000	5,000	-	-
London Community Foundation	-	27,925	27,925	-	-
Guinness partnership	-	17,441	17,441	-	-
Southern Housing	-	2,604	2,604	-	-
CEV Hackney	-	7,143	7,143	-	-
DEFRA	-	8,698	8,698	-	-
Test and Trace Food	-	21,674	21,674	-	-
	<u>-</u>	<u>120,485</u>	<u>120,485</u>	<u>-</u>	<u>-</u>

11 Restricted funds -prior year analysis

Fund	Brought forward 01/01/19	Income	Expenditure	Net movement	Carried forward 31/12/19
West Hackney Parochial	7,110		7,110	(7,110)	-
Southern Housing Group	-	1,620	1,620	-	-
Power to Change		12,500	12,500	-	-
	<u>7,110</u>	<u>14,120</u>	<u>21,230</u>	<u>(7,110)</u>	<u>-</u>

**THE BOILER HOUSE COMMUNITY SPACE
(A COMPANY LIMITED BY GUARANTEE)**

**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2019**

12 Share capital

The Boiler House Community Space is a company limited by guarantee and does not have share capital. The liability of each member in the event of winding-up is limited to £10.

13 Related Party Transactions

None of the trustees were paid any remuneration or received any benefits during the year.