

**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
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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

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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

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- 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

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- 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.

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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

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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.

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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 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	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
Filing penalties		750	-	750	
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
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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
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**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
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**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.