

**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

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- 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.

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

### **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 2<sup>nd</sup> December 2010 and changed its status from C.I.C to Private, Limited by guarantee with no share capital on 3<sup>rd</sup> September 2012 and registered as a charity on 12<sup>th</sup> 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.

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

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**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 DECEMBER 2023**

	Notes	Unrestricted Funds Income	Capital	Restricted Funds	2023 Total Funds	2022 Total Funds
		£		£	£	£
<b>Incoming resources</b>						
Public Session Providers		6,666	-	-	<b>6,666</b>	17,401
Project income		400	-	-	<b>400</b>	312
Party Hire		16,629	-	-	<b>16,629</b>	14,364
Grants	3	31,824	-	165,732	<b>197,556</b>	393,703
Nursery Fees		136,626	-	-	<b>136,626</b>	186,885
Contract fees		69,996	-	-	<b>69,996</b>	69,996
Bank interest		2,132	-	-	<b>2,132</b>	366
Donations		5,939	-	-	<b>5,939</b>	6,642
Honey sales		340	-	-	<b>340</b>	(66)
Good Place Membership		7,721	-	-	<b>7,721</b>	
<b>Total incoming resources</b>		<b>278,273</b>	-	<b>165,732</b>	<b>444,005</b>	<b>689,603</b>
<b>Resources expended</b>						
<b>Charitable activities</b>						
Nursery Costs		1,985	-	-	<b>1,985</b>	13,407
Honey costs		600	-	-	<b>600</b>	2,638
Hope Boxing		-	-	-	-	8,316
Trips, Outings & Events		-	-	-	-	330
Organisational development		-	-	-	-	6,369
Community Space Management		-	-	-	-	345
Nursery Staff		106,499	-	-	<b>106,499</b>	156,173
Community/Project Development		-	-	-	-	421
NW General youth service		6,643	-	-	<b>6,643</b>	7,381
Youth services staff		47,488	-	9,671	<b>57,159</b>	60,053
Food provision		4,461	-	2,925	<b>7,386</b>	11,719
Space hire costs		-	-	-	-	794
Cleaning/cleaner		6,560	-	-	<b>6,560</b>	4,142
Insurance		7,137	-	-	<b>7,137</b>	5,721
Operational Costs		49,006	-	3,736	<b>52,742</b>	31,140
Managerial staff		61,588	-	61,208	<b>122,796</b>	105,860
Capital works		-	-	52,735	<b>52,735</b>	227,251
Furniture & Equipment		410	-	-	<b>410</b>	4,402
Teambuilding		3,349	-	-	<b>3,349</b>	4,153
Premises costs		12,468	-	1,075	<b>13,543</b>	5,072
Bad debts		3,868	-	-	<b>3,868</b>	687
<b>Fundraising</b>		<b>28,000</b>	-	-	<b>28,000</b>	6,000
<b>Governance costs</b>						
Accountancy services		3,448	-	-	<b>3,448</b>	4,202
Bank charges and interest		961	-	-	<b>961</b>	829
Trustee meeting costs		-	-	-	-	27
Depreciation		1,042	-	-	<b>1,042</b>	1,389
<b>Total Resources expended</b>		<b>346,263</b>	-	<b>131,350</b>	<b>477,613</b>	<b>668,821</b>
Net incoming(outgoing) resources for the year		(67,990)	-	34,382	<b>(33,608)</b>	20,782
Transfer to unrestricted capital fund		1,201	(1,201)	-	-	
<b>Net movements in funds</b>		<b>(66,789)</b>	<b>(1,201)</b>	<b>34,382</b>	<b>(33,608)</b>	<b>20,782</b>
Balance brought forward at 01/01/2023		84,039	92,383	88,107	<b>264,529</b>	243,747
<b>Balance carried forward at 31/12/2023</b>		<b>17,250</b>	<b>91,182</b>	<b>122,489</b>	<b>230,921</b>	<b>264,529</b>

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

**BALANCE SHEET  
AS AT 31 DECEMBER 2024**

	Notes	2024	2023
<b>Fixed Assets</b>			
Tangible Fixed Assets	6	10,357	94,308
<b>Current assets</b>			
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>
<b>Liabilities:</b> amounts falling due within one year	9	82,730	47,458
<b>Net current assets</b>		<u>240,042</u>	<u>136,613</u>
<b>Net assets</b>		<u>250,399</u>	<u>230,921</u>
<b>Funds</b>			
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.

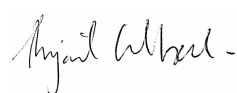
Directors responsibilities:

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**

	<b>2024</b>	2023
	£	£
Bank interest	<b>2,527</b>	2,132

**3 Grants receivable**

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

**4 Staff costs**

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

Average monthly number of employees	<b>12</b>	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	<b>101,821</b>
Transfer to restricted funds	(83,170)		<b>(83,170)</b>
As at 31 December 2024	<u>8,012</u>	<u>10,639</u>	<u><b>18,651</b></u>
Depreciation			
As at 1 January 2024	-	7,513	<b>7,513</b>
Provided during year	-	781	<b>781</b>
As at 31 December 2024	<u>-</u>	<u>8,294</u>	<u><b>8,294</b></u>
Net book value at 1 January 2024	<u>91,182</u>	<u>3,126</u>	<u><b>94,308</b></u>
Net book value at 31 December 2024	<u><u>8,012</u></u>	<u><u>2,345</u></u>	<u><u><b>10,357</b></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**

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

**9 Liabilities: amounts falling due within one year**

	<b>2024</b>	2023
	£	£
Social Security and Other taxes	<b>3,274</b>	7,910
Other creditors	<b>75,856</b>	37,748
Accruals	<b>3,600</b>	1,800
	<u><b>82,730</b></u>	<u><b>47,458</b></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	<b>11,253</b>
Tudor Trust	-	30,000	10,231	19,769	<b>19,769</b>
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)	<b>12,482</b>
'Charity of Sir Richard Whittington and the M	-	36,000	17,079	18,921	<b>18,921</b>
Hackney Community Fund	90,000	-	-	-	<b>90,000</b>
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><b>152,425</b></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.