

Charity registration number: 1152841

# Newcourt Community Association

Annual Report and Financial Statements  
for the Year Ended 31 December 2024



## **Newcourt Community Association**

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## **Newcourt Community Association**

### **Reference and Administrative Details**

<b>Chairman</b>	Gordon Edwards
<b>Trustees:</b>	Paulene Godfrey Helen Harper Samantha Prestwood Gill Westcott (resigned 2 October 2024) Peter Howard-Williams Sarah Barnett (appointed 3 October 2024)
<b>Charity Registration Number</b>	1152841
<b>Principal Office</b>	Newcourt Community Centre Blakeslee Exeter EX2 7FN
<b>Independent Examiner</b>	Westcotts (SW) LLP 47 Boutport Street Barnstaple Devon EX31 1SQ
<b>Bankers</b>	National Westminster Bank PLC 18 St Thomas Centre Cowick Street Exeter Devon EX4 3DL  CAF Bank Limited Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ

## **Newcourt Community Association**

### **Trustees' Report**

The trustees present the annual report together with the financial statements of the charity for the year ended 31 December 2024.

#### **Objectives and activities**

##### ***Objects and aims***

The charity's objectives are to:

To benefit the residents of the Newcourt district of Exeter, Devon and its neighbourhood (without distinction of sex, sexual orientation, race or of political, religious or other opinions) by associating together these residents and the relevant local authorities, voluntary and other organisations in a common effort to improve community life and to provide facilities in the interests of social welfare and the local environment with the objective of improving the conditions of life for the residents

In furtherance of these aims, but not otherwise, the CIO shall;

- communicate local information, gather and consider residents' ideas, concerns and opinions
- design, manage and promote activities
- consult and liaise with local authorities and other relevant parties.

##### **Community Centre**

The Newcourt Community Centre is run by the Newcourt Community Association under lease from Exeter City Council.

##### **Events and Activities**

The Association uses its surplus generated from letting the centre to employ a community and engagement lead. This post looks to put on events for the community and identifies ways the community and the association can connect.

##### **Community Information**

The association produces a newsletter periodically through the year which is distributed to homes in the area.

The association maintains a mailing list of residents and regularly send out emails to that membership.

The trustees also meet with local representatives to identify local issues regarding planning, road safety and local infrastructure.

As part of the work the charity has developed a small grants scheme to help activities in the community. This support is provided by offering free or reduced hire of the community centre or by paying for equipment which can be used by the community.

Alongside our trustees we have a number of volunteers who have supported the work of the Association this year by managing the allotment plots, helping run our community discos and supporting us at the AGM. The trustees would like to record our thanks to each volunteer for their contribution.

##### **Public benefit**

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

## **Newcourt Community Association**

### **Trustees' Report (continued)**

#### **Structure, governance and management**

Newcourt Community Association is a Charitable Incorporated Organisation (CIO) which is governed by an 'associated' model Constitution adopted on 16 June 2013. The charity was registered with the Charity Commission on 12 July 2013 and took over the bank balance as at that date of its predecessor, the unincorporated association 'Newcourt Community Association'.

The NCA is governed by a board comprising a minimum of 3 and a maximum of 12 appointed trustees, of which at least two thirds of the trustees must be residents of Newcourt and voting members of the NCA. New trustees are appointed either through being elected by the members or co-opted by the existing trustees. New trustees appointed by the existing trustees must retire at the next AGM following their appointment, and one third of the trustees appointed by the members must also retire at the AGM. This ensures that there will always be an opportunity for at least four new trustees to be appointed each year at the AGM.

The charity continues to have a safeguarding policy, with Helen Harper being the safeguarding lead.

#### **Achievements and performance**

2024 has been a year of reflection and consolidation for the charity. We recognised that despite our best efforts liaising with other community organisations was proving difficult. Consequently we restricted our staff team and our community engagement officer left us in June 2024. We are now putting more of our efforts into community running events at the Newcourt Community Centre. We ran well established events like our Halloween Disco but ran our first makers market, supporting local makers and crafters in November.

We continue to represent the views of the Greater Newcourt Residents to the local authorities and the developers in the area. It was positive that local developer Persimmon answered many of the questions we raised with them by email but disappointing that despite previous assurances they did not attend our AGM in person.

Engagement with Exeter City Council; remains patchy. On some issues such as the lease of the Community Centre and café trading we have had good support. However, in other areas such as the Community Centre rent review and planning applications the support has been less good. The fact that no City Councillors accepted the invite to our AGM was noted.

We are grateful that NCA Trustee, Peter Howard Williams was able to represent local residents at a planning tribunal regarding access to the St Bridget's nurse development. As this is written we are still awaiting the outcome of that tribunal.

We continue to distribute the Newcourt News to Newcourt and Seabrook Orchards. The residents found our edition on local planning developments very useful and appreciated the free advertising we offered to local businesses.

Support the community remains at the heart of what we do. To that end we spent £10,533 on the following activities:

- Supporting the running costs of a café van for the use of users of the centre.
- Running food cooking classes
- Supporting Trinity School with their forest school area
- Paying to have a defibrillator located at the Newcourt Community centre for another three years.
- Subsidy for room hire for our local volunteer led activities via our community small grants scheme.
- Supporting our community builder start a regular games night at the centre.

We also set aside £10,000 to fund a school crossing near Trinity School. However, we have not been able to progress that project, and those funds have been released for other works. The charity continues to run the Newcourt Community Centre which is still very well used.

## **Newcourt Community Association**

### **Trustees' Report (continued)**

In the latter half of 2024 the trustees had a strategy planning meeting. The outcome of the meeting was as follows:

- 1) To continue to run the Newcourt Community Centre as at trading surplus
- 2) To use that trading surplus to fund community activities through our small grants scheme.
- 3) To work to establish a new community building at Seabrook Orchards.

#### **Financial review**

The Charity's principal source of funding is hire income from letting the space at the community centre £95,413. (2023 £94,494). In 2024 Exeter City Council stopped its rent grant scheme which gave us £5,000 last year. We also did not apply for any external funding. We did receive £907 in event ticket income and held a £350 grant for a community group games night. Consequently, total income in 2024, (£97,917) was lower than in 2023 (£104,909) but still higher than in 2022 (£82,575)

During the year the Association spent £108,855. (2023 £104,919). Of this £11,679 was spent on community activities, £156 on the community games night and £97,020 on the community centre and charity governance activities. The single largest item of expenditure was on staff salaries £56,898 (2023 £55,520)

Overall the association made a deficit of £10,938 (2023 -£10). This is represented by a deficit on community activities of £12,163 offset by a trading surplus at the community centre of £1,225 We seek to place excess funds in interest bearing short notice savings accounts to make the best use of the cash reserves we have whilst maintaining good liquidity.

The charity holds cash reserves to ensure the continued running of the community centre. This includes replacement of the lift in due course, a cash buffer in case lettings fall and funds we have pledged to community projects. This contingency reserve is valued at £50,000. The Association plans to use any cash surpluses not needed elsewhere to benefit the community through the small grants scheme. On 31st December 2024 the value of cash reserves held by the charity was £73,947 of which £194 was restricted.

2025 represents a year of consolidation for us. Like many organisations we are facing rising costs, and the loss of the rent grant has also made running the community centre at a surplus more challenging. Consequently in 2025 the spend on community activities will be reduced. However we have a renewed focus on making the Community Centre the first choice for community activities in the local area and to this end we will seek to do more advertising of the centre and will continue to offer our good range of community events.

Looking forward to 2025 and beyond we recognise that along with Seabrook Orchards, Newcourt Edge will have its own management company managing some of the public facilities instead of Exeter City Council. Consequently, the NCA will move its focus to representing residents of the Newcourt Development, which is still looked after by Exeter City Council, whilst liaising and supporting residents' groups such as the Seabrook Orchards Residents Group (SORG) who are best placed to advise with the specific issues of their developments. We of course still want to work together on matters of mutual interest.

#### **Statement of Trustees' Responsibilities**

The trustees are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

The law applicable to charities requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing these financial statements, the trustees are required to:

## Newcourt Community Association

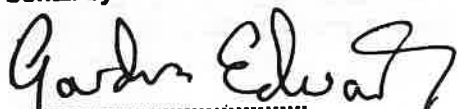
### Trustees' Report (continued)

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, 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 presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008, and the provisions of the constitution. The trustees are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The trustees are responsible for the maintenance and integrity of the corporate and financial information included on the charitable company's website. Legislation governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

The annual report was approved by the trustees of the charity on 21/12/25 and signed on its behalf by:



Gordon Edwards  
Chairman

## **Newcourt Community Association**

### **Independent Examiner's Report to the trustees of Newcourt Community Association**

I report to the trustees on my examination of the accounts of Newcourt Community Association for the year ended 31 December 2024.

#### **Responsibilities and basis of report**

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

I report in respect of my examination of the Newcourt Community Association's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

#### **Independent examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of Newcourt Community Association as required by section 130 of the Act; or
2. the accounts do not accord with those records; or

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Catherine Williams FCA DChA  
Independent Examiner  
Westcotts (SW) LLP  
47 Boutport Street  
Barnstaple  
Devon  
EX31 1SQ

Date: 16 July 2025



## Newcourt Community Association

### Receipts and Payments Account for the Year Ended 31 December 2024

	Note	Unrestricted funds £	Restricted funds £	Total 2024 £	Total 2023 £
<b>Receipts:</b>					
Donations and legacies	2	-	350	350	8,026
Other trading activities	3	1,253	-	1,253	1,925
Investment income	4	901	-	901	315
Rental income	5	95,413	-	95,413	94,494
Rental Extras	5	-	-	-	94
Advert Sales	5	-	-	-	5
Rental deposits held	5	-	-	-	50
Total receipts		<u>97,567</u>	<u>350</u>	<u>97,917</u>	<u>104,909</u>
<b>Payments:</b>					
Wages and salaries		(56,898)	-	(56,898)	(55,520)
Light and Heat		(9,192)	-	(9,192)	(6,755)
Telephone		(440)	-	(440)	(972)
Rent		(6,000)	-	(6,000)	(6,000)
Cleaning and Catering		(2,062)	-	(2,062)	(3,837)
Post, Print and Stationery		(1,300)	-	(1,300)	(400)
Information technology		(3,237)	-	(3,237)	(2,000)
Payroll costs		(209)	-	(209)	(198)
Training costs		(98)	-	(98)	(98)
Insurance		(2,981)	-	(2,981)	(1,750)
Events and other RF areas costs		(10,911)	(924)	(11,835)	(12,146)
Bank Charges		(145)	-	(145)	(344)
Music Licences		(1,025)	-	(1,025)	(1,982)
Legal/Independent examination		(1,788)	-	(1,788)	(1,812)
Repairs, Renewals and Equipment		<u>(11,645)</u>	<u>-</u>	<u>(11,645)</u>	<u>(11,105)</u>
Total payments		<u>(107,931)</u>	<u>(924)</u>	<u>(108,855)</u>	<u>(104,919)</u>
Net payments		(10,364)	(574)	(10,938)	(10)
Cash brought forward		<u>84,117</u>	<u>768</u>	<u>84,885</u>	<u>84,895</u>
Cash carried forward	8	<u>73,753</u>	<u>194</u>	<u>73,947</u>	<u>84,885</u>

All of the charity's activities derive from continuing operations during the above two periods.  
The funds breakdown for 2023 is shown in note 8.

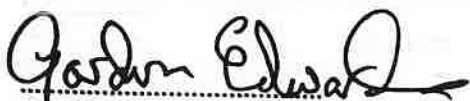
**Newcourt Community Association**

(Registration number: 1152841)

**Statement of Assets and Liabilities as at [31 December 2024]**

	Note	2024 £	2023 £
<b>Current assets</b>			
Cash at bank and in hand		<u>73,947</u>	<u>84,885</u>
<b>Restricted income funds</b>			
Restricted funds		194	768
<b>Unrestricted income funds</b>			
Unrestricted funds		<u>73,753</u>	<u>84,117</u>
<b>Total funds</b>	8	<u>73,947</u>	<u>84,885</u>

The financial statements on pages 7 to 13 were approved by the trustees, and authorised for issue on 21/12/25 and signed on their behalf by:



Gordon Edwards  
Chairman

# **Newcourt Community Association**

## **Notes to the Financial Statements for the Year Ended 31 December 2024**

### **1 Accounting policies**

#### **Basis of preparation**

Newcourt Community Association meets the definition of a public benefit entity under FRS 102. The accounts (financial statements) have been prepared on the receipts and payments basis.

#### **Going concern**

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

#### **Income and endowments**

All incoming resources are included in the statement of financial activities when the charity receives the income. The following specific policies are applied to particular categories of income:

Donations are received by way of grants, donations and gifts and is included in full in the Statement of Financial Activities when received.

Grants, including grants for the purchase of fixed assets, are recognised in full in the Statement of Financial Activities in the year in which they are receivable.

The value of services provided by volunteers has not been included.

#### **Expenditure**

Expenditure is recognised on a payments basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.

#### **Taxation**

The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

#### **Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

#### **Fund structure**

Unrestricted income funds are general funds that are available for use at the trustees discretion in furtherance of the objectives of the charity.

Restricted income funds are those donated for use in a particular area or for specific purposes, the use of which is restricted to that area or purpose.

## Newcourt Community Association

### Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

#### 2 Income from donations and legacies

	<b>Restricted funds £</b>	<b>Total 2024 £</b>
Grants	350	350
	<b>Restricted funds £</b>	<b>Total 2023 £</b>
Grants	8,026	8,026

#### 3 Income from other trading activities

	<b>Unrestricted funds General £</b>	<b>Total 2024 £</b>
Other income from other trading activities	1,253	1,253
	<b>Unrestricted funds General £</b>	<b>Total 2023 £</b>
Other income from other trading activities	1,925	1,925

#### 4 Investment income

	<b>Unrestricted funds General £</b>	<b>Total 2024 £</b>
Interest receivable on bank deposits	901	901

#### 5 Other income

	<b>Unrestricted funds General £</b>	<b>Total 2024 £</b>
Rental income	95,413	95,413
	<b>Unrestricted funds General £</b>	<b>Total 2023 £</b>
Rental income	94,643	94,643

## **Newcourt Community Association**

### **Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)**

#### **6 Trustees remuneration and expenses**

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

#### **7 Taxation**

The charity is a registered charity and is therefore exempt from taxation.

## Newcourt Community Association

### Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

#### 8 Funds

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
<b>Unrestricted funds</b>				
<i><b>General</b></i>				
General Funds	84,117	97,567	(107,931)	73,753
<b>Restricted funds</b>				
Thrive with Five - Workshops & Community Planting events	563	-	(563)	-
Colabs IT Sessions	205	-	(205)	-
Community group games night	-	350	(156)	194
	<u>768</u>	<u>350</u>	<u>(924)</u>	<u>194</u>
<b>Total funds</b>	<u>84,885</u>	<u>97,917</u>	<u>(108,855)</u>	<u>73,947</u>
	Balance at 1 January 2023 £	Incoming resources £	Resources expended £	Balance at 31 December 2023 £
<b>Unrestricted funds</b>				
<i><b>General</b></i>				
General Funds	84,795	96,883	(97,561)	84,117
<b>Restricted funds</b>				
ECC - Rent Grant	-	5,000	(5,000)	-
Warm Rooms Grant	100	-	(100)	-
Thrive with Five - Workshops & Community Planting events	-	2,580	(2,017)	563
Colabs IT Sessions	-	446	(241)	205
	<u>100</u>	<u>8,026</u>	<u>(7,358)</u>	<u>768</u>
<b>Total funds</b>	<u>84,895</u>	<u>104,909</u>	<u>(104,919)</u>	<u>84,885</u>

## Newcourt Community Association

### Notes to the Financial Statements for the Year Ended 31 December 2024 (continued)

#### 9 Analysis of net assets between funds

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2024 £
Current assets	<u>73,753</u>	<u>194</u>	<u>73,947</u>

	Unrestricted funds General £	Restricted funds £	Total funds at 31 December 2023 £
Current assets	<u>84,117</u>	<u>768</u>	<u>84,885</u>

#### 10 Related party transactions

There were no related party transactions in the year.